

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

SEASTARS LLC (PLN220336)

RESOLUTION NO. ----

Resolution by the County of Monterey Planning Commission recommending that the Board of Supervisors adopt a resolution:

- 1) Consider an Addendum together with the adopted Mitigated Negative Declaration and Addendum pursuant to CEQA Guidelines Section 15164);
- 2) Accept the Amended Conservation and Scenic Easement Map for the Seastar LLC property;
- 3) Direct the Clerk of the Board to submit the Amended Conservation and Scenic Easement Deed to the County Recorder for recordation with all applicable recorded fees paid by the applicant; and
- 4) Approve an amendment to a previously approved Combined Development Permit (PLN980149), as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383, that allowed construction of a 4,127 square foot single family dwelling with 1,810 square feet of covered patios and overhangs, a 1,238 square foot attached subterranean garage, and associated site improvements. This amendment allows construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,041 square foot pool and associated site improvements including a 2,038 square foot driveway, 5,330 square feet of patios, walkways and paths, 334 square feet of site walls, 672 square feet of solar panels and grading of approximately 275 cubic yards of cut and 120 cubic yards of fill.

[PLN220336 SEASTARS LLC, 3600 RED WOLF DRIVE, CARMEL, CARMEL AREA LAND USE PLAN (APN: 416-011-017-000)]

The SEASTARS LLC application (PLN220336) came on for a public hearing before the County of Monterey Planning Commission on October 9, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral

testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PLN980149, as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383.
- EVIDENCE:**
- a) An application amendment was submitted to HCD-Planning on March 17, 2023.
 - b) The previously approved Combined Development Permit (HCD-Planning File No. PLN980149) has been amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, and PLN190205.
 - c) On January 11, 2000, the Monterey County Board of Supervisors approved the original Combined Development Permit (HCD-Planning File No. PLN980149/Bliss, Board of Supervisors’ Resolution No. 00-024) to allow the construction of an 11,617 square foot single family dwelling, a 425 square foot guesthouse, and associated site improvements.
 - d) Subsequent to the 2000 approval, the California Coastal Commission appealed the County of Monterey’s decision. Ultimately, the decision was litigated and in 2002, the California Coastal Commission, the applicant (Betsy Bliss) and the County of Monterey entered into a settlement agreement. This agreement outlined an amendment to PLN980149 consisting of replacing 3 conditions of approval to provide greater specificity and adding 5 new conditions of approval requiring the reduction of the home to not more than 8,000 square feet in size with a height not to exceed 12 feet from average natural grade, prohibiting short term rentals, restoration of road/road cuts, restricting motor courts and patios to permeable pavers, and ensure existing easements and access rights held by the Big Sur Land Trust are not interfered with.
 - e) On July 28, 2004, the Planning Commission approved an Amendment (HCD-Planning File No. PLN030071/Bliss, Resolution No. 04032) which reduced the scope of the original project, relocated the structures and infrastructure on the site, and allowed construction of a 7,985 square foot single family dwelling, a 1,017 square foot attached garage, a 425 square foot pool house, and associated site improvements.
 - f) On May 14, 2008, the Monterey County Planning Commission approved a second Amendment (HCD-Planning File No. PLN070540/Murphy, Resolution No. 08019) which further reduced the scope of the original and amended project, allowing the construction of a 5,363 square foot single family dwelling, a 1,785 square foot attached garage, other accessory structures, and associated site improvements.
 - g) On July 11, 2019, an Administrative Design Approval was approved (HCD-Planning File No. PLN190205/3600 Red Wolf LLC) which intended to memorialize a change to the project, allowing the construction of a 4,127 square foot single family dwelling, a 1,238 square foot attached garage, relocate and shorten access road, and associated site improvements. However, in order to correctly

memorialize a change to an approved and current entitlement, an amendment should have been process and approved.

- h) The project has previously been granted five extension requests. (see subsequent Evidence “i” through “m” below).
- i) The expiration date for HCD-Planning File No. PLN030071 was extended to March 22, 2006, under HCD-Planning File No. PLN040015 (Director of Planning Resolution File No. 040015).
- j) The expiration date for HCD-Planning File No. PLN070540 was extended to May 14, 2012, by Ordinance No. 5155.
- k) The expiration date for HCD-Planning File No. PLN070540 was extended again to August 25, 2015, under HCD-Planning File No. PLN120329 (Resolution No. 12-034).
- l) The expiration date for HCD-Planning File No. PLN120329 was extended again to August 19, 2018, under HCD-Planning File No. PLN150541 (Resolution No. 15-049).
- m) The expiration date for HCD-Planning File No. PLN150541 was extended again to March 6, 2022, under HCD-Planning File No. PLN180383 (Resolution No. 19-014).
- n) The previously approved a Design Approval (HCD-Planning File No. PLN190205) was granted associated Construction Permits (Building Permit No. 19CP03443) for the project and construction has begun prior to the expiration date. However, the project has not gone through a final inspection. The Applicant submitted the request for an amendment prior to the final inspection date; therefore, the HCD-Planning File No. PLN190205 may remain open while the County processes the amendment application.
- o) This amendment (PLN220336) allows construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,041 square foot pool, installation of 672 square foot solar panels on top of and adjacent to the existing subterranean garage, and associated site improvements.
- p) This amendment will result in an increase in site coverage that will remain significantly less than the original approval (PLN980149). The guesthouse and pool are located within the approved residence exclusive area considered in the original approval and evaluated in the adopted IS/NMD (see Finding 6 and supporting evidence). This amendment would not result in new impacts not previously considered in the original approval.
- q) The following conditions of approval from PLN180383 have been carried forward to permit PLN220336.
 - Condition Nos. 7 – 9, 11 – 14, 17, and 22: Grading Winter Restriction, Geotechnical Certification, Erosion Control Plan and Schedule, Permit Expiration, Utilities Underground, Water Tank Approval, Heigh Verification, Landscape Maintenance, and Existing Easement and Access.
 - Conditions Nos. 25, 27 – 30, 33, and 35: Mitigation Measures 1, 3, 4, 5, 6, 9, and 11, respectively.

Conditions from PLN180383 that were in “Met” status were not carried forward to permit PLN220336 as they no longer apply. As approved, this amendment, under HCD-Planning File No. PLN220336, will become the operative entitlement, and all conditions of approval will be cleared under

PLN220336. Additionally, HCD – Planning Condition No. 4 (Deed Restriction – Guesthouse (Coastal)) has been added to require recordation of a Guesthouse Deed Restriction and Condition No. 21 has been added requiring the applicant to file an Indemnification Agreement.

- r) Pursuant to MCC Section 20.82.030.B, the Planning Commission shall act as the recommending body to the Board of Supervisors when said Board is the Appropriate Authority for the Combined Development Permit. Said Board shall not act on a Combined Development Permit without prior review and recommendation of the Planning Commission on both the environmental and land use issues. The Planning Commission recommendation shall be made only after public hearing by the Planning Commission.
- s) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project File Nos. PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, PLN190205, and PLN220336.

2. FINDING: CONSISTENCY – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan;
 - Carmel Area Land Use Plan;
 - Carmel Area Coastal Implementation Plan (CIP, Part 4); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

Staff received correspondence from the California Coastal Commission indicating that the last revision that allowed the relocation of the driveway (Design Approval PLN190205) was processed and approved in error and inconsistent with the purpose of this amendment is to bring the driveway into conformance with the Conservation and Scenic Easement Deed. In addition, the approval was inconsistent with conditions of approval identified in Settlement Agreement between discussed in Finding 1, Evidence “d”. As demonstrated in the findings and evidence contained in this resolution, these issues have been addressed and resolved.

- b) The project involves an amendment to a Conservation and Scenic Easement Deed (Document No. 2007006597) and the construction of a 513 square foot guesthouse (with 425 square feet of living area), a new 1,041 square foot pool, installation of 672 square feet of solar panels above and adjacent to the subterranean garage. The amendment includes site improvements consisting of a driveway (see Conservation and Scenic Easement discussion below), 5,330 square feet of flatwork (patios, walkways and paths), site walls and grading.
- c) Allowed Use. The property is located at 3600 Red Wolf Drive, Carmel within the Carmel Area Land Use Plan (Assessor’s Parcel Number: 416-011-017-000). The parcel is zoned Watershed and Scenic Conservation Residential with a density of 80 acres per unit and Design Control Overlay in the Coastal Zone or “WSC/80-D(CZ)”. WSC(CZ) zoning

allows guesthouses subject to the granting of a Coastal Administrative Permit. In this case, Pursuant to Monterey County Code (MCC) Section 20.70.105.B and 20.76.115.B, the County has determined that the proposed project qualifies as an amendment to the previously approved Combined Development Permit. This amendment incorporates colors and materials to match the previously approved structures. Therefore, the proposed project is an allowed land use for this site subject to the approval of this amendment.

- d) Design. Zoning on this property includes a Design Control zoning overlay. Pursuant to MCC Chapter 20.44, the Design Control overlay is intended to ensure review of projects for size, configuration, materials and colors, and to protect public views and neighborhood character. As proposed, the amendment includes a detached guesthouse that is designed to match the existing structures on the parcel. Colors and materials include vertical board-formed concrete with dark bronze aluminum doors and windows and a green roof on a concrete slab. The design, colors and materials have been found to be visually consistent with the previously approved development.
- e) Development Standards. As proposed, the project meets all required development standards of the WSC zoning district and guesthouses. The guesthouse is situated entirely within the existing building envelope and located over 50 feet from the main dwelling. The proposed coverage is 0.48%, which is below the limit of 10%. The proposed height is 8 feet 1 inch from the natural average grade which is below the 12-foot maximum height for guesthouses and the 12 foot height limitation discussed in Finding 1, Evidence “d”. Therefore, as proposed, the project meets all required development standards of Title 20 section 20.17.060.
- f) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on July 15, 2024, and voted 5 – 0, with 2 members absent, to support the project as proposed. There were no public comments made at this meeting and none have been received by the County regarding this project.
- g) Conservation and Scenic Easement. An amendment to the Combined Development Permit (Planning File No. PLN030071) was approved on July 28, 2004, which was conditioned incorporating a mitigation measure that required a Scenic and Conservation Easement Deed (CSED) be conveyed to the County for all areas outside of the approved development envelope and driveway alignment (approximately 39 acres) as shown on the approved plans for the purpose of preserving and conserving the natural scenic beauty and existing openness, natural condition and present state of the property. As such, a CSED was conveyed to the County of Monterey (Document No. 2007006597, recorded January 24, 2007). A Design Approval (PLN190205) approved decreasing the scope of work to allow the construction of a 4,127 square foot single family dwelling, a 1,238 square foot attached garage, relocating and shortening the access road, and associated site improvements. As approved, the driveway was relocated outside of the development envelope and within the conservation boundaries. To

rectify this condition, the project includes a CSED amendment, modifying the easement's metes and bounds to capture the redesigned driveway and correct its alignment with the easement boundaries. All other restrictions and allowances remain the same, except for an exception to allow installation of the solar panels. The amendment would also better meet the configuration of the proposed detached guesthouse, pool, and associated site improvements. Additionally, the CSED amendment involves a reduction in the development envelope, increasing the easement area resulting in no net loss.

- h) Environmentally Sensitive Habitat Area (ESHA). The previous Coastal Development Permit (Planning File No. PLN030071) approval allowed development within ESHA and was conditioned incorporating a mitigation measure requiring conveyance of the CSED. The CSED amendment would revert existing disturbed areas back into a natural state, the applicant submitted a Revegetation and Restoration Plan (see LIB230140) identifying actions that once implemented, demonstrate full restoration of the disturbed areas. This plan would also be consistent with implementation of Mitigation Measure Nos. 1 (restoration and replanting plan), 5 (planting of Hooker's manzanita), and 9 (maritime chaparral habitat restoration).
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, PLN190205, and PLN220336.

3. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable policies and regulations, and there has been no indication from this department/agency that the site is not suitable for development. Any applicable conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological resources and soils. The following report has been prepared:
 - Biological Impact Analysis of Revision 3, PLN220336 and Revised Restoration Plan (LIB230140) prepared by Josh Harwayne, Monterey, CA, April 26, 2022, revised November 08, 2023 & September 23, 2024.
 - Geotechnical Report Update (LIB230344) prepared by Robert Hasseler, Watsonville, CA, July 21, 2023County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.
 - c) Staff conducted a site inspection on March 16, 2023, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) This amendment was reviewed by HCD-Planning, Carmel Highlands Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau, and any conditions that have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood have been incorporated.
- b) Necessary public facilities will be provided. The parcel will continue to be served by an existing private well. An approved onsite wastewater treatment system which will serve the development. Therefore, the minor amendment will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed amendment found in Project Files PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, and PLN220336.

5. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on March 16, 2023, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, PLN190205, and PLN220336.

6. **FINDING:** **CEQA (Addendum)** – An Addendum to the previously adopted Mitigated Negative Declaration (MND) and Addendum was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE: a) An Initial Study for PLN030071/Bliss was prepared and a MND was adopted by the Board of Supervisors on July 28, 2004 (Board Resolution No. 04032). On May 14, 2008, an Addendum to the adopted MND was

considered along with a permit amendment (Planning Commission Resolution No. 08019).

- b) Only minor changes are proposed as part of the project which would not change the analysis or determinations made in the previously adopted MND and Addendum. As adopted, Mitigation Measure No. 5 addressed the potential loss of sensitive plants by requiring the planting of a minimum of one-half acre of Hooker's manzanita in bare or exposed areas outside of the development footprint, equaling to a replacement ratio of 2:1. Because the project (PLN220336) includes development outside of disturbed areas, an additional 0.262 acres of restoration is necessary to meet the 2:1 replacement ratio, equaling to 0.524 acres. In addition, there have been no substantial changes with respect to circumstances under which the previous project was undertaken and no new information of substantial importance has surfaced requiring revisions to the MND. Therefore, an Addendum for this project was prepared pursuant to Code of Regulations, Title 14 (CEQA Guidelines Section 15164).
- c) No new significant impacts as a result of the amendment were identified; therefore, no new mitigation measures are required.
- d) Mitigation measures from the operating entitlement, PLN180383, that are "On-going" or that are applicable to this amendment have been carried over. Those that have not been carried over were previously met under PLN180383 and/or are not applicable to this amendment.
- e) This amendment would not create any further impacts that were not already assessed in the previously adopted Mitigated Negative Declaration. Due to the limited scope of this amendment, only certain mitigation measures previously adopted require incorporation. Adopted Mitigation Measure Nos. 1, 3, 4, 5, 6, 9 and 11 have been carried forward with this amendment with no change to the adopted language. Together, implementation of these mitigations would reduce potential adverse visual impacts by minimizing the visibility structures, potential glare and lighting and reduce potential adverse biological impacts by replanting and restoring native sensitive plant habitat, ensuring maintenance of that habitat and controlling run-off.
- f) The project meets Section 15162 of the CEQA Guidelines because no substantial changes are proposed requiring major revisions; no substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions.
- g) See Finding Nos. 1 and 2 and supporting evidence. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, PLN190205, and PLN220336.

7. FINDING: **GUESTHOUSE** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.020 for the establishment of a guesthouse.

EVIDENCE: a) Title 20, Section 20.64.020 establishes regulations and standards for which a guesthouse, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 513 square foot guesthouse, with 425 square feet of livable floor area and no cooking

facilities. The proposed guesthouse will be the only guesthouse on the lot and will be subordinate to the main residence.

- b) The proposed guesthouse will share utilities with the main dwelling and would not be separately rented. Condition No. 4 requires the applicant to record a deed restriction states the regulations applicable to a guesthouse in the Coastal Zone.
- c) The proposed guesthouse is subject to the setback requirements described in Title 20 Section 20.17.060.C.1. As proposed the guesthouse is sited entirely within the previously approved Residential Exclusion Area (see attached plans). As such, the guesthouse meets the required site development standards and design criteria as defined in the WSC zoning district.
- d) Environmental Health Bureau (EHB) staff reviewed the application to confirm adequate wastewater treatment and water supply facilities will serve the guesthouse. The guesthouse will share the same utilities with the main residence. EHB staff determined the property has adequate facilities and no further comments or conditions have been applied or recommended (see also Finding No. 4 and supporting evidence).
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN980149, PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, PLN180383, PLN190205, and PLN220336.

8. FINDING: PUBLIC ACCESS – The amendment is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) This amendment does not raise any access impacts not already assessed in the original permit action. Figure 3 (Local Coastal Program Public Access) of the Carmel Area Land Use Plan indicates that the subject property is not described as an area where public access is required. This proposed minor amendment does not change that determination. A condition of approval prohibiting of the interference with existing easement right through the property by the Big Sur Land Trust has been carried over as Condition No. 13.

9. FINDING: APPEALABILITY – The decision on this project may be appeal to the California Coastal Commission.

EVIDENCE: b) Pursuant to Title 20 Section 20.86.080.A.3, a project is subject to appeal by/to the California Coastal Commission if it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Planning Commission does hereby adopt a resolution recommending that the Board of Supervisors adopt a resolution to:

- 1) Considering an Addendum together with the adopted Mitigated Negative Declaration and Addendum pursuant to CEQA Guidelines Section 15164);
- 2) Accepting the Amended Conservation and Scenic Easement Map for the Seastar LLC property;
- 3) Directing the Clerk of the Board to submit the Amended Conservation and Scenic Easement Map to the County Recorder for recording with all applicable recorded fees paid by the applicant; and
- 4) Approving an amendment to a previously approved Combined Development Permit (PLN980149), as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383, that allowed construction of a 4,127 square foot single family dwelling with 1,810 square feet of covered patios and overhangs, a 1,238 square foot attached subterranean garage, and associated site improvements. This amendment allows construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,041 square foot pool and associated site improvements including a 2,038 square foot driveway, 5,330 square feet of patios, walkways and paths, 334 square feet of site walls, 672 square feet of solar panels and grading of approximately 275 cubic yards of cut and 120 cubic yards of fill.

All of which are in general conformance with the attached plans and conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of October 2024, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE SEASTAR LLC (PLN220336)

(FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220336

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This amendment (PLN220336) to a previously approved Combined Development Permit (PLN980149), as amended and extended by PLN030071, PLN040015, PLN070540, PLN120329, PLN150541, and PLN180383, allows construction of a 513 square foot guesthouse with 425 square feet of livable space, a new 1,041 square foot pool and associated site improvements including a 2,038 square foot driveway, 5,330 square feet of patios, walkways and paths, 334 square feet of site walls, 672 square feet of solar panels and grading of approximately 275 cubic yards of cut and 120 cubic yards of fill. The property is located at 3600 Red Wolf Drive, Carmel (Assessor's Parcel Number 416-011-017-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An amendment (Resolution Number _____) was approved by the County of Monterey Planning Commission for Assessor's Parcel Number 416-011-017-000 on October 9, 2024. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 425 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 12 feet nor be more than one story.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the HCD-Planning.

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Ongoing

Obtain authorization from the HCD Chief of Building Services to conduct land clearing or grading between October 15 and April 15.

6. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to final inspection.

Submit certification by the geotechnical consultant to the RMA-Building Services and RMA-Planning showing the project's compliance with the geotechnical report.

7. PD010 - EROSION CONTROL PLAN AND SCHEDULE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of HCD - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the HCD Chief of Planning and HCD Chief of Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the HCD Chief of Planning and HCD Chief of Building Services. (HCD-Planning and HCD-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits.

Compliance or Monitoring Action to be Performed: Ongoing

Prior to final inspection.

An Erosion Control Plan shall be submitted to RMA-Planning and RMA-Building Services prior to issuance of building and grading permits.

Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by HCD-Planning and HCD-Building Services.

Evidence of compliance with the Implementation Schedule shall be submitted to HCD-Planning and HCD-Building Services.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of ___ years, to expire on ___ unless use of the property or actual construction has begun within this period. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the HCD-Director of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

9. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

10. PD038 - WATER TANK APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the RMA Chief of Planning, prior to the issuance of building permits. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits.

Prior to the final inspection or occupancy.

Ongoing

Submit proposed color of water tank and landscaping plans to RMA-Planning for review and approval.

Provide evidence to HCD-Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by HCD-Planning.

All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

12. PDSP001 - LANDSCAPE MAINTENANCE (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD-Planning)

Compliance or Monitoring: Ongoing

Action to be Performed: All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

13. PDSP006 - EXISTING EASEMENTS & ACCESS (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Approval of this amendment (PLN220336 for APN 416-011-017-000), or any subsequent extensions, shall not be interpreted to affect any rights of use for access across the Murphy property by the Big Sur Land Trust to gain access to property owned by the Big Sur Land Trust. The property owner shall not interfere with any use of existing easements and access rights across the property held by the Big Sur Land Trust. (RMA-Planning)

Compliance or Monitoring: This condition shall be adhered to on an on-going basis.

Action to be Performed:

14. MITIGATION #1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to minimize visibility of the development and reduce the impact to the ridgeline silhouette, a landscaping plan shall be provided to the County of Monterey, with evidence of review by the landscape consultant and consulting biologist. The plan shall include:

- a. Plants which are native to the site.
- b. A restoration/replanting plan as required by the biological reports, prepared by Jud Vandevere dated June 22, 1998 and July 12, 1999. Restoration shall include, but not be limited to, the following areas:
 - Abandoned sections of road.
 - Areas exposed and disturbed by construction.
 - Septic tank and leach field area provided it does not interfere its operation.
 - All other exposed and disturbed areas on the property.
 - Any areas off-site that are identified or required for restoration and replanting.
- c. The location, species, and size of the proposed landscaping materials.
- d. A nursery or contractor's estimate of the cost of installation of the plan.
- e. Planting of native vegetation, including mature trees.
- f. Plant materials so that the home is not visible by unaided vision from existing common public viewing areas as specified in the Carmel Area Local Coastal Program including, but not limited to, Point Lobos State Reserve and Highway One, for the life of the project. Portions of the home may be visible for an interim period not to exceed five years to permit growth of planted trees and other landscaping.
- g. Plant materials to minimize visual impacts of the project from any other property owned by the California Department of Parks and Recreation.

Plant materials that will not alter the ridgeline silhouette at their mature height. If necessary, the height of planted trees will be controlled so that they do not grow above the ridgeline elevation. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permit.
Prior to final or occupancy

Monitoring Action 1A: Prior to the issuance of grading or building permits, the applicant shall:

- a. Submit a landscaping plan to RMA-Planning for review and approval with the applicable fees.
- b. Execute and record with the Monterey County Recorder's office a deed restriction requiring all landscaping to be installed prior to occupancy and permanently maintained in a healthy condition pursuant to the landscaping plan.

Submit the landscaping plan, installation estimate and deed restriction, to the Executive Director of the California Coastal Commission for his review and approval. The Executive Director may submit the landscaping plan to the California Department of Parks and Recreation for its review. The Department of Parks shall provide any comments it may have on the landscaping plan to the Executive Director prior to the deadline for completion of the Executive Director's review. The Executive Director shall complete his review and approval and respond to the landscaping plan within thirty (30) days after receipt of the landscaping plan. The Executive Director's approval of the landscaping plan shall be conclusive proof that the applicant/owner has fully complied with the visual screening requirements under this Condition; provided, however, that this does not apply to the property owner's compliance with, or implementation of, the landscaping plan and deed restriction.

Monitoring Action 1B: Prior to final or occupancy, the landscaping shall be inspected by RMA-Planning for conformance to the approved plans and for screening effectiveness. If determined necessary by the RMA Chief of Planning, additional landscaping may be required.

15. MITIGATION #3

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to minimize potential glare and visibility of the development, all materials shall be non-reflective materials or painted in earth tones to blend into the surroundings, and glass surfaces shall be of tinted, non-reflective glass. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to final or occupancy.
Ongoing during the 5 year period after final or occupancy.

Monitoring Action 3A: Prior to final or occupancy, all exterior surfaces shall be identified on the final building plans, subject to the approval of HCD-Planning. The building plans shall also be submitted to the Executive Director of the California Coastal Commission for his review and approval. The Executive Director shall complete his review and approval and respond to the County HCD Chief of Planning within thirty (30) days after receipt of the building plans.

Monitoring Action 3B: Prior to final or occupancy, exterior colors and materials shall be inspected by HCD-Planning for conformance to the approved plans.

Monitoring Action 3C: During the 5 year period after final or occupancy, any materials or glass surfaces determined to be obtrusive or resulting in off-site glare to a public viewing area, as determined by HCD-Planning, shall be corrected or replaced to minimize glare and visibility.

16. MITIGATION #4

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to minimize lighting impacts, all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and all off-site glare is fully controlled and not visible from a public viewing area. Outside lighting shall be downcast, low wattage and the minimum necessary for safety as determined by the Building Official. Landscaping shall be designed to screen all site light sources visible from off site. Any changes or additions to exterior lighting must be approved by RMA-Planning. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building or grading permits.

Compliance or Monitoring Action to be Performed: Ongoing

Prior to final or occupancy.

Ongoing after final inspection or occupancy.

Monitoring Action 4A: Prior to the issuance of building or grading permits, the applicant shall submit a lighting plan showing the location, type and wattage of all exterior lights to HCD-Planning for approval. The plans shall also be submitted to the Executive Director of the California Coastal Commission for his review and approval. The Executive Director shall complete his review and approval and respond to the County HCD Chief of Planning within thirty (30) days after receipt of the building plans.

Monitoring Action 4B: Prior to final or occupancy, the exterior lighting shall be inspected by HCD-Planning for conformance to the approved plans.

Monitoring Action 4C: Any exterior lighting determined to be visible from a public viewing area, as determined by HCD-Planning, shall be removed.

17. MITIGATION #5

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to mitigate the loss of sensitive plants, Hooker's manzanita shall be used for native landscaping and within infill areas. A minimum of one-half acre of Hooker's manzanita shall be planted in bare or exposed areas outside the development area to replace at a 2:1 ratio the one-quarter-acre lost for the building envelope. Small-leaved lomatium and Monterey ceonothus (*Ceonothus cuneatus* var. *rigidus*) shall be incorporated in landscaping and within infill areas to replace lost plants at a 2:1 ratio, but not less than 30 plants each. These plantings shall allow for 50% loss or 15 plants of each. They shall be kept watered and weeded until established as determined by a qualified biologist. Other appropriate central maritime chaparral vegetation shall be included to assure adequate vegetation cover. Existing native trees and vegetation shall be retained and incorporated into the landscaping plan. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building or grading permits.

Prior to final or occupancy.

First year after final.

Third year after final

Fifth year after final

Monitoring Action 5A: Prior to the issuance of building or grading permits, a landscaping/restoration plan (Mitigation #1) shall be submitted that incorporates the required Hooker's manzanitas, Small-leaved lomatium and Monterey ceonothus. The plan shall be prepared in consultation with a qualified biologist.

Monitoring Action 5B: Prior to final or occupancy, the replacement planting shall occur according to the approved landscaping/restoration plan and documentation submitted to HCD-Planning for approval.

Monitoring Action 5C: At the first, third and fifth years after final, the applicant shall submit a revegetation report prepared by a qualified biologist to HCD-Planning for review and approval. The update shall evaluate the restoration and revegetation, establish success criteria and include any additional or ongoing measures necessary to establish the habitat. If after five years the habitat is not established, further restoration and monitoring may be required by the HCD Chief of Planning.

18. MITIGATION #6

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to minimize impacts to sensitive habitat and species, a weed control program shall be developed and implemented during and after construction. Appropriate native grasses and vegetation shall be planted on exposed or bare areas to prevent erosion. The program shall be prepared by a qualified biologist and be consistent with the landscaping plan and other mitigation measures. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits.

Prior to final or occupancy.

First year after final.

Third year after final.

Fifth year after final.

Monitoring Action 6A: Prior to the issuance of building or grading permits, the applicant shall submit a weed control program to be carried out during construction prepared by a qualified biologist to HCD-Planning for approval.

Monitoring Action 6B: Prior to final or occupancy, the applicant shall submit an updated program by a qualified biologist to RMA-Planning for review and approval. The updated program shall include a survey of weeds on the property, evaluation of previously treated areas, assessment of the effectiveness of the weed control program, and necessary adjustments to the program. The applicant shall documentation that that program has been implemented and that the weeds are abated.

Monitoring Action 6C: At the first, third and fifth years after final, the applicant shall submit an updated program for implementation by a qualified biologist to RMA-Planning for review and approval. This update shall include a survey of weeds on the property, evaluation of previously treated areas, assessment of the effectiveness of the weed control program, and necessary adjustments to the program. The applicant shall submit documentation that the program has been implemented. After the fifth year if necessary, an ongoing program may be required by the HCD Chief of Planning.

19. MITIGATION #9

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to mitigate for the loss of maritime chaparral habitat and to maintain contiguous areas of existing habitat, all bare and disturbed areas and areas affected by road cuts on the Murphy property shall be restored, with the exception of the unimproved road that provides access to property owned by the Big Sur Land Trust and California Department of Parks and Recreation. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building or grading permits.

Action to be Performed: Prior to final or occupancy.

First year after final.

Third year after final.

Fifth year after final.

Monitoring Action 9A: Prior to issuance of building or grading permits, a restoration and landscape plan consistent with other mitigation measures and approved by a qualified biologist shall be submitted to HCD-Planning for review and approval.

Monitoring Action 9B: Prior to final or occupancy, the applicant shall submit documentation that restoration of all areas and abatement of non-native invasive species has been completed according to the approved landscaping/restoration plans subject to the approval of HCD-Planning.

Monitoring Action 9C: At the first, third and fifth years after final, the applicant shall submit a restoration report prepared by a qualified biologist to RMA-Planning for review and approval. The update shall address all areas included in restoration and abatement activities. It shall evaluate the restoration and revegetation, establish success criteria and include any additional or ongoing measures necessary to establish the habitat. If after five years the habitat is not established, further restoration and monitoring may be required by the HCD Chief of Planning.

20. MITIGATION #11

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Only pervious materials shall be used in construction of the patio areas. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits.

Action to be Performed: Prior to final or occupancy.

Monitoring Action 11A: Prior to issuance of building or grading permits, building and grading plans shall reflect the use of pervious materials.

Monitoring Action 11B: Prior to final or occupancy, the applicant shall demonstrate to HCD-Planning that the pervious materials were installed as approved.

21. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

SITE PHOTOS



PROPOSED SITE



PROPOSED SITE



EXISTING STRUCTURE

VICINITY MAP

PROJECT LOCATION SEE
SITE PLAN SHEET A3



PROJECT DATA

CLIENT NAME Michael Brownrigg & Margaret Burchell c/o Studio Schicketanz
ARCHITECT Studio Schicketanz
P.O. Box 2704
Carmel, CA 93921
Phone: 831.622.9000 Fax: 831.309.9932
Contact: Tai Tang 831.620.9248
E-Mail: ttang@studioschicketanz.com
SURVEYOR Landset Engineers, Inc.
520-B Crazy Horse Canyon Rd., Salinas, CA 93907
BIOLOGIST Denise Duffy & Associates
947 Cass St. Suite 5, Monterey, CA. 93940
Phone: 831-373-4341
E-mail: jharwayne@ddaplanning.com
Josh Harwayne

PROPERTY ADDRESS 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923
APN/ LOT SIZE: 416-011-017 / 40.0 ACRES (1,742,400.0 SF)
ZONING: WSC/80-D (CZ)

UTILITIES
WATER SOURCE: (E) WELL
SEWER: (E) SEPTIC & LEACH FIELD
ELECTRICITY PROVIDER: PG&E / PHOTOVOLTAIC ARRAY

BUILDING CODE DATA
OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: YES

SHEET INDEX - REV 3

| DRAWING NO. | DRAWING TITLE |
|-------------|--|
| A1 | COVER SHEET |
| A2 | TOPOGRAPHICAL SURVEY |
| A3 | PROPOSED SITE PLAN |
| A4 | PARTIAL SITE PLAN - EXISTING |
| A5 | PARTIAL SITE PLAN - PROPOSED |
| A6 | FLOOR PLAN - GUEST HOUSE |
| A7 | NOT USED |
| A8 | ROOF PLAN - GUEST HOUSE |
| A9 | NOT USED |
| A10 | GUEST HOUSE - EAST AND WEST EXTERIOR ELEVATIONS |
| A11 | GUEST HOUSE AND POOL EXTERIOR ELEVATIONS - NORTH |
| A12 | POOL EXTERIOR ELEVATIONS - EAST AND WEST |
| A13 | GUEST HOUSE AND POOL SECTIONS |
| A14 | CONSTRUCTION MANAGEMENT PLAN |
| A15 | FUEL MANAGEMENT PLAN / PARTIAL SITE PLAN |
| A16 | SCHEMATIC GRADING PLAN |
| A17 | SCHEMATIC GRADING SECTIONS |
| A18 | DRAINAGE PLAN |
| A19 | DRAINAGE & EROSION CONTROL DETAILS |

SCOPE OF WORK - REV 3

CONSTRUCTION OF A NEW 1,014 SF POOL, 513 SF GUEST HOUSE (425 SF LIVABLE AREAS), FOOT PATHS, AND PATIOS.
INSTALLATION OF 672 SF GROUND-MOUNTED PV PANELS FOR THE POOL'S HEATING SYSTEM ON THE GARAGE ROOF.
INSTALLATION OF 2 HEAT PUMPS AND A WATER HEATER HEAT PUMP.

| FLOOR AREA CALCULATIONS: | EXISTING (E) | PROPOSED | |
|------------------------------------|----------------|----------------|-----------------------|
| (E) MAIN RESIDENCE (W/O MECH ROOM) | 5670 SF | 5670 SF | (NO CHANGE) |
| (E) ART STUDIO | 463 SF | 463 SF | (NO CHANGE) |
| (N) GUEST HOUSE | - | 513 SF | (425 SF LIVABLE AREA) |
| TOTAL | 6133 SF | 6646 SF | |

FLOOR AREA RATIO: 0.35% 0.38%

BUILDING HEIGHT

GUEST HOUSE AVG. NATURAL GRADE: 25'3" - 1'1/2"
GUEST HOUSE BUILDING HEIGHT (ABOVE A.N.G.): 8' - 1"
GUEST HOUSE MAX ALLOWABLE HEIGHT: 15' - 0"

SITE COVERAGE CALCULATIONS:

| | |
|------------------------------------|------------------------------|
| (E) MAIN RESIDENCE | 6133 SF |
| BREEZEWAY | 421 SF |
| COVERED PATIO & OVERHANGS OVER 30' | 1148 SF |
| (N) GUEST HOUSE | 513 SF (425 SF LIVABLE AREA) |
| COVERED PATIO & OVERHANGS OVER 30' | 196 SF |
| (E) SOLAR PANELS | 1880 SF |
| TOTAL | 10,291 SF |

| | |
|-----------------------------|--------------|
| LOT SIZE (100.00 %): | 1,742,400 SF |
| ALLOWABLE (10.00 %): | 174,240 SF |
| PROPOSED (0.59 %): | 10,291 SF |

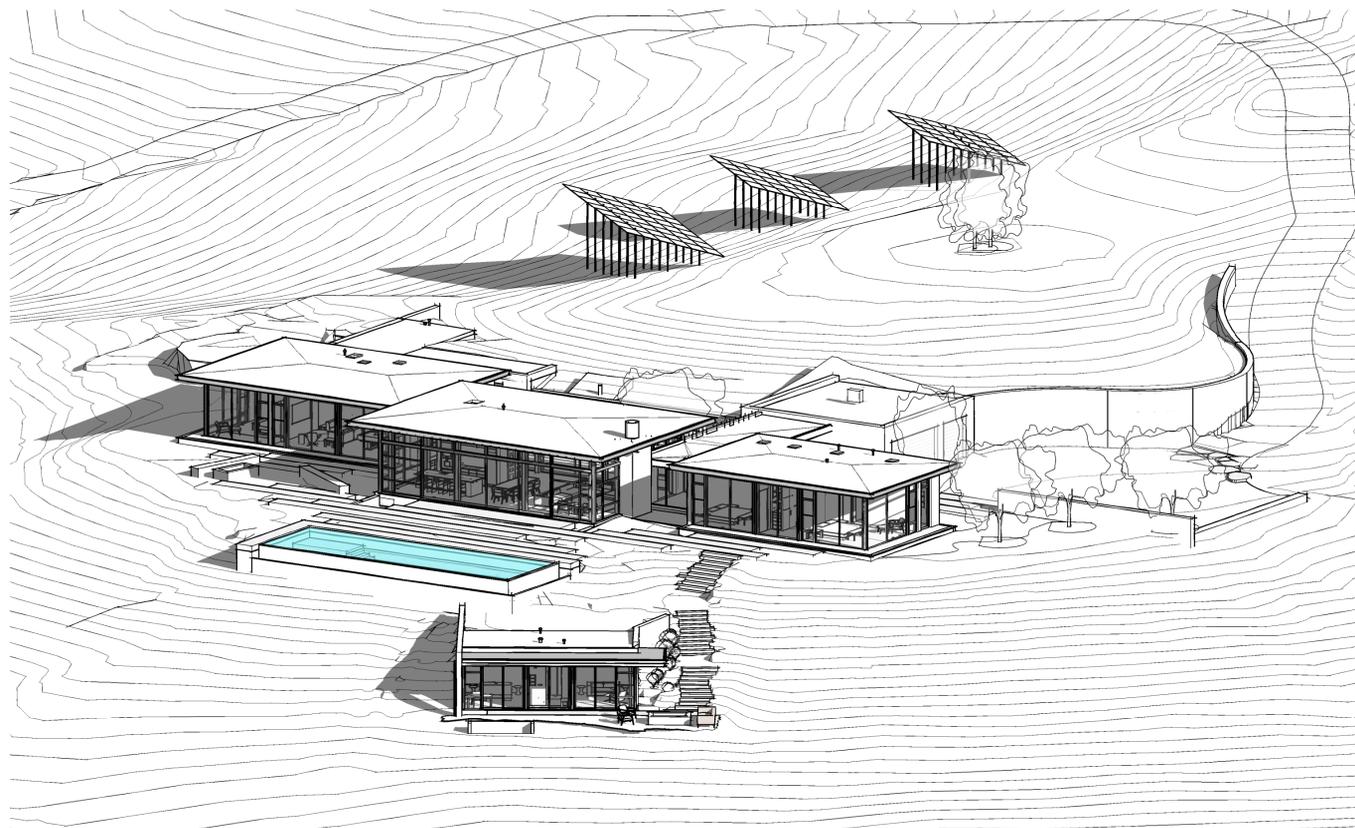
GRADING:

| | |
|-------|-----------|
| CUT: | 274.75 CY |
| FILL: | 119.6 CY |

TREE REMOVAL:

NO TREES TO BE REMOVED

| IMPERVIOUS SURFACE | EXISTING (E) | PROPOSED | |
|--------------------|----------------|------------------|-----------------------|
| MAIN RESIDENCE | 6133 SF | 6133 SF | (NO CHANGE) |
| PATIOS AND PATHS | - | 5330 SF | |
| SITE WALLS | 167 SF | 334 SF | (167 SF + 167 SF) |
| DRIVEWAY | - | 2038 SF | |
| GUEST HOUSE | - | 513 SF | (425 SF LIVABLE AREA) |
| POOL | - | 1014 SF | |
| TOTAL | 6300 SF | 15,362 SF | (0.88%) |



EXTERIOR PERSPECTIVE

TITLE COVER SHEET

BROWNRIGG-BURCHELL RESIDENCE

Michael Brownrigg & Margaret Burchell 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923 APN 416-011-017

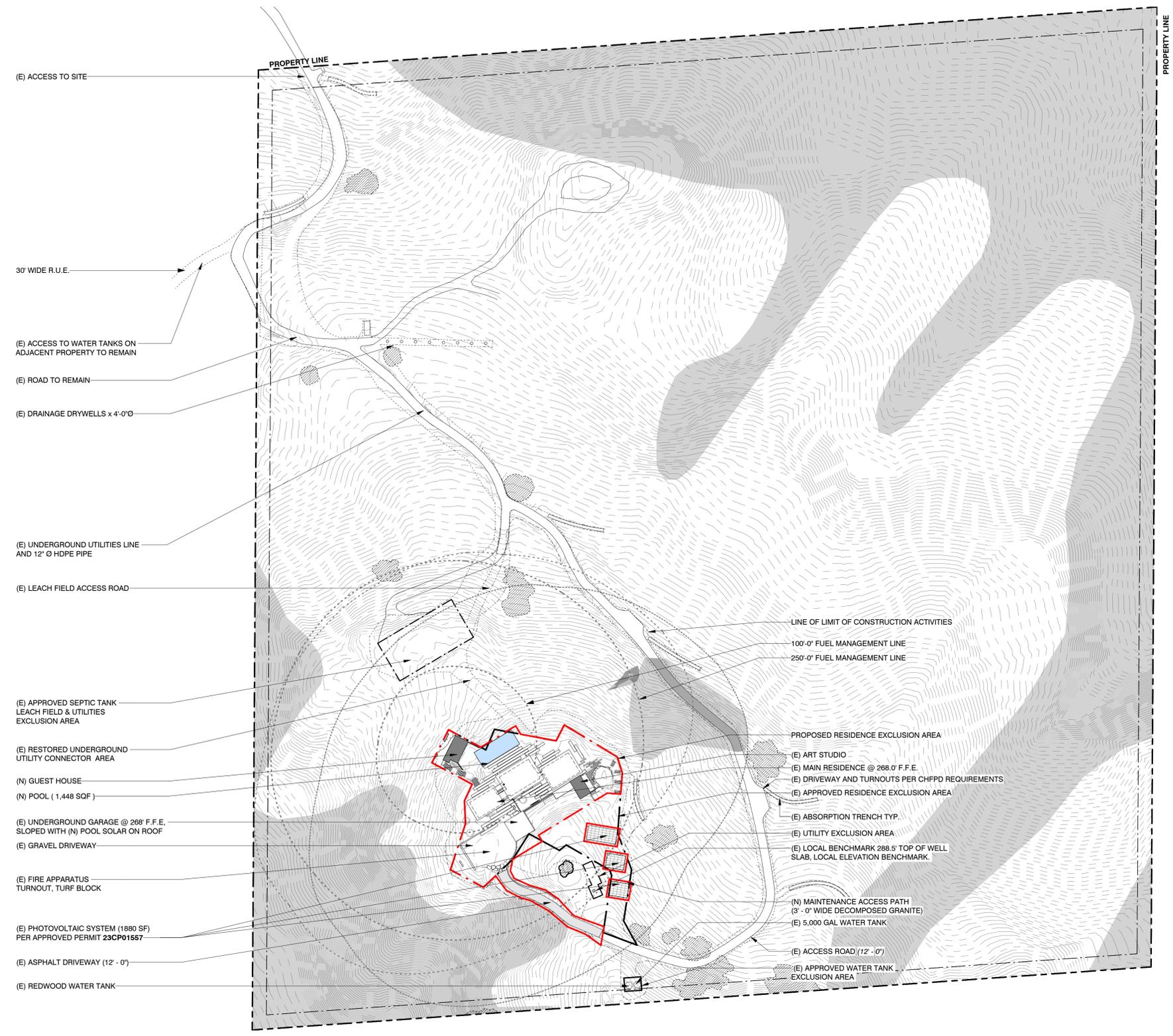
STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

| DATE | 06/26/24 | SHEET |
|------------|----------------|-----------|
| SCALE | 1 1/2" = 1'-0" | A1 |
| DRAWN BY | HL | |
| JOB NUMBER | 2109 | |

06/26/24

9/25/2024 10:32:17 PM
 This drawing is a reproduction of the original site plan for which they were prepared and published. It is not to be used for any other purpose. The user of this drawing is responsible for its use. The user of this drawing is responsible for its use. The user of this drawing is responsible for its use.



- (E) ACCESS TO SITE
- 30' WIDE R.U.E.
- (E) ACCESS TO WATER TANKS ON ADJACENT PROPERTY TO REMAIN
- (E) ROAD TO REMAIN
- (E) DRAINAGE DRYWELLS x 4'-0"
- (E) UNDERGROUND UTILITIES LINE AND 12" Ø HDPE PIPE
- (E) LEACH FIELD ACCESS ROAD
- (E) APPROVED SEPTIC TANK LEACH FIELD & UTILITIES EXCLUSION AREA
- (E) RESTORED UNDERGROUND UTILITY CONNECTOR AREA
- (N) GUEST HOUSE
- (N) POOL (1,448 SQF)
- (E) UNDERGROUND GARAGE @ 268' F.F.E. SLOPED WITH (N) POOL SOLAR ON ROOF
- (E) GRAVEL DRIVEWAY
- (E) FIRE APPARATUS TURNOUT, TURF BLOCK
- (E) PHOTOVOLTAIC SYSTEM (1880 SF) PER APPROVED PERMIT 23CP01557
- (E) ASPHALT DRIVEWAY (12' - 0')
- (E) REDWOOD WATER TANK

- LINE OF LIMIT OF CONSTRUCTION ACTIVITIES
- 100'-0" FUEL MANAGEMENT LINE
- 250'-0" FUEL MANAGEMENT LINE
- PROPOSED RESIDENCE EXCLUSION AREA
- (E) ART STUDIO
- (E) MAIN RESIDENCE @ 268.0' F.F.E.
- (E) DRIVEWAY AND TURNOUTS PER CHFPD REQUIREMENTS
- (E) APPROVED RESIDENCE EXCLUSION AREA
- (E) ABSORPTION TRENCH TYP.
- (E) UTILITY EXCLUSION AREA
- (E) LOCAL BENCHMARK 288.5' TOP OF WELL SLAB, LOCAL ELEVATION BENCHMARK
- (N) MAINTENANCE ACCESS PATH (3' - 0" WIDE DECOMPOSED GRANITE)
- (E) 5,000 GAL WATER TANK
- (E) ACCESS ROAD (12' - 0')
- (E) APPROVED WATER TANK EXCLUSION AREA

LEGEND

- (E) UNPAVED ROAD
- (E) ASPHALT DRIVEWAY
- (E) GRAVEL DRIVEWAY
- (E) TURF BLOCK
- (E) SLOPE 30% OR GREATER
- (N) DG PATH
- (E) TREE CLUSTERS
- (E) APPROVED RESIDENCE EXCLUSION AREA
- (N) RESIDENCE EXCLUSION AREA

1 PROPOSED SITE PLAN
 1" = 80'-0"

TRUE NORTH

TITLE PROPOSED SITE PLAN

BROWNRIGG-BURCHELL RESIDENCE

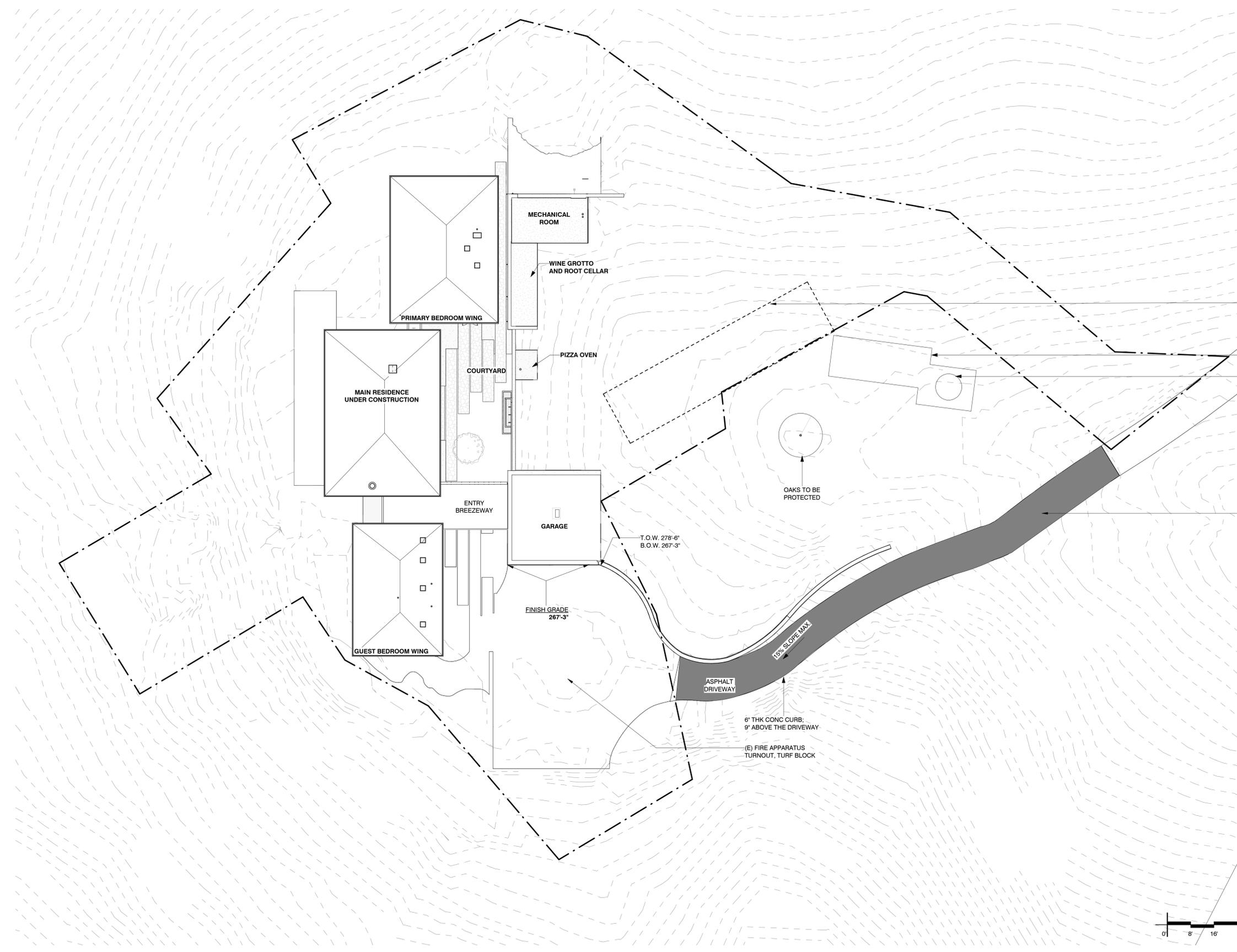
Michael Brownrigg & Margaret Burchell 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923 APN 416-011-017

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

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- LEGEND**
- LANDSCAPED AREA
 - GRAVEL DRIVEWAY
 - ASPHALT DRIVEWAY
 - TURF BLOCK
 - (E) APPROVED RESIDENCE EXCLUSION AREA

PREVIOUSLY APPROVED (PLN 180-383), NOT APPLICABLE 1,530 SF GROUND MOUNTED PHOTOVOLTAIC COMBINATION PANELS SYSTEM.

(E) UTILITY EXCLUSION AREA

(E) WATER WELL

(E) ASPHALT DRIVEWAY (12' - 0')

TITLE PARTIAL SITE PLAN - EXISTING

BROWNRIGG-BURCHELL RESIDENCE

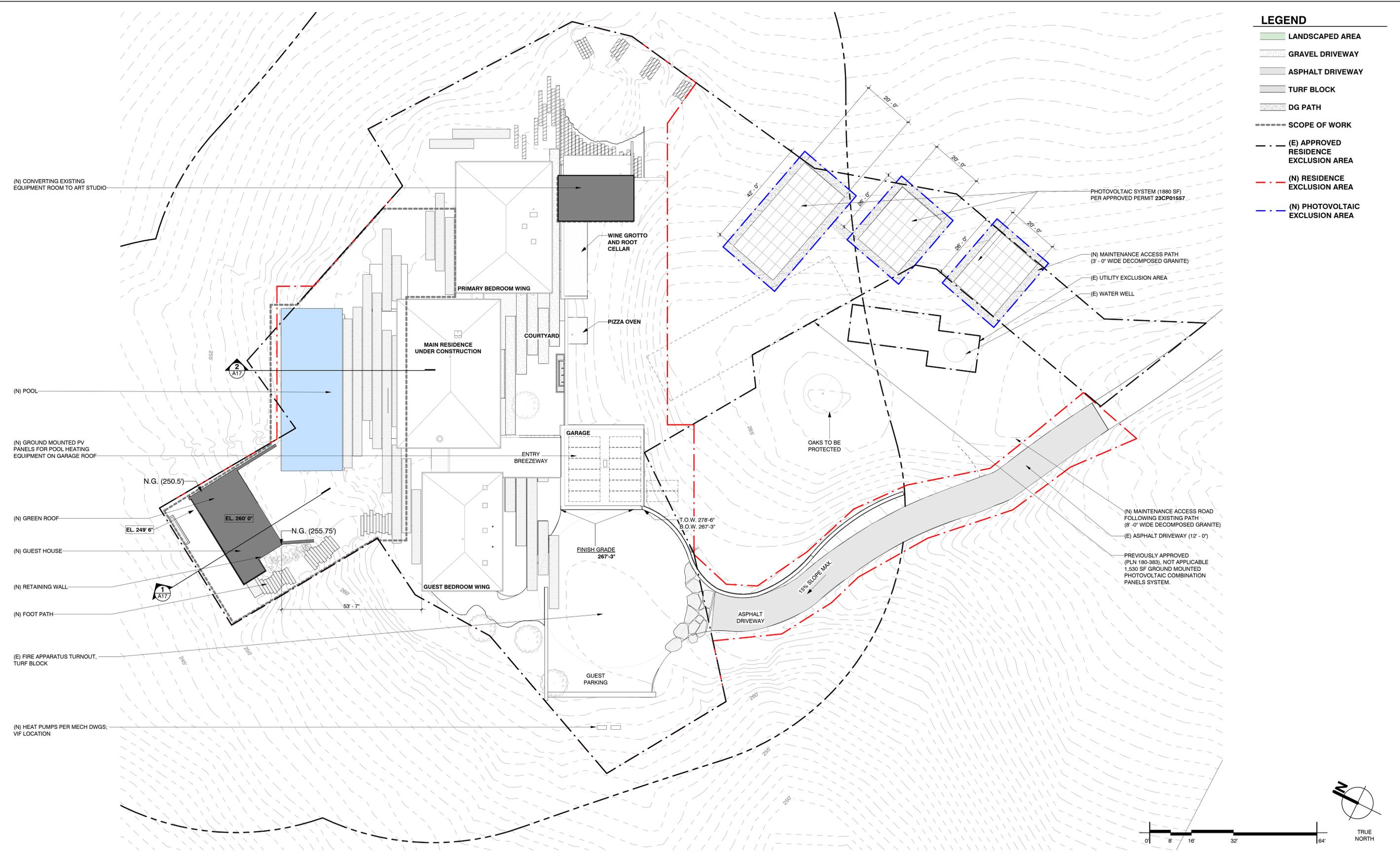
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- LEGEND**
- LANDSCAPED AREA
 - GRAVEL DRIVEWAY
 - ASPHALT DRIVEWAY
 - TURF BLOCK
 - DG PATH
 - SCOPE OF WORK
 - (E) APPROVED RESIDENCE EXCLUSION AREA
 - (N) RESIDENCE EXCLUSION AREA
 - (N) PHOTOVOLTAIC EXCLUSION AREA

(N) CONVERTING EXISTING EQUIPMENT ROOM TO ART STUDIO

(N) POOL

(N) GROUND MOUNTED PV PANELS FOR POOL HEATING EQUIPMENT ON GARAGE ROOF

(N) GREEN ROOF

(N) GUEST HOUSE

(N) RETAINING WALL

(N) FOOT PATH

(E) FIRE APPARATUS TURNOUT, TURF BLOCK

(N) HEAT PUMPS PER MECH DWGS; VIF LOCATION

PHOTOVOLTAIC SYSTEM (1880 SF) PER APPROVED PERMIT 23CP01557

(N) MAINTENANCE ACCESS PATH (3' - 0" WIDE DECOMPOSED GRANITE)

(E) UTILITY EXCLUSION AREA

(E) WATER WELL

OAKS TO BE PROTECTED

(N) MAINTENANCE ACCESS ROAD FOLLOWING EXISTING PATH (8' - 0" WIDE DECOMPOSED GRANITE)

(E) ASPHALT DRIVEWAY (12' - 0')

PREVIOUSLY APPROVED (PLN 180-383), NOT APPLICABLE 1,530 SF GROUND MOUNTED PHOTOVOLTAIC COMBINATION PANELS SYSTEM.

T.O.W. 278'-6"
B.O.W. 267'-3"

FINISH GRADE 267'-3"

15% SLOPE MAX.

ASPHALT DRIVEWAY

GUEST PARKING



TITLE PARTIAL SITE PLAN - PROPOSED

BROWNRIGG-BURCHELL RESIDENCE

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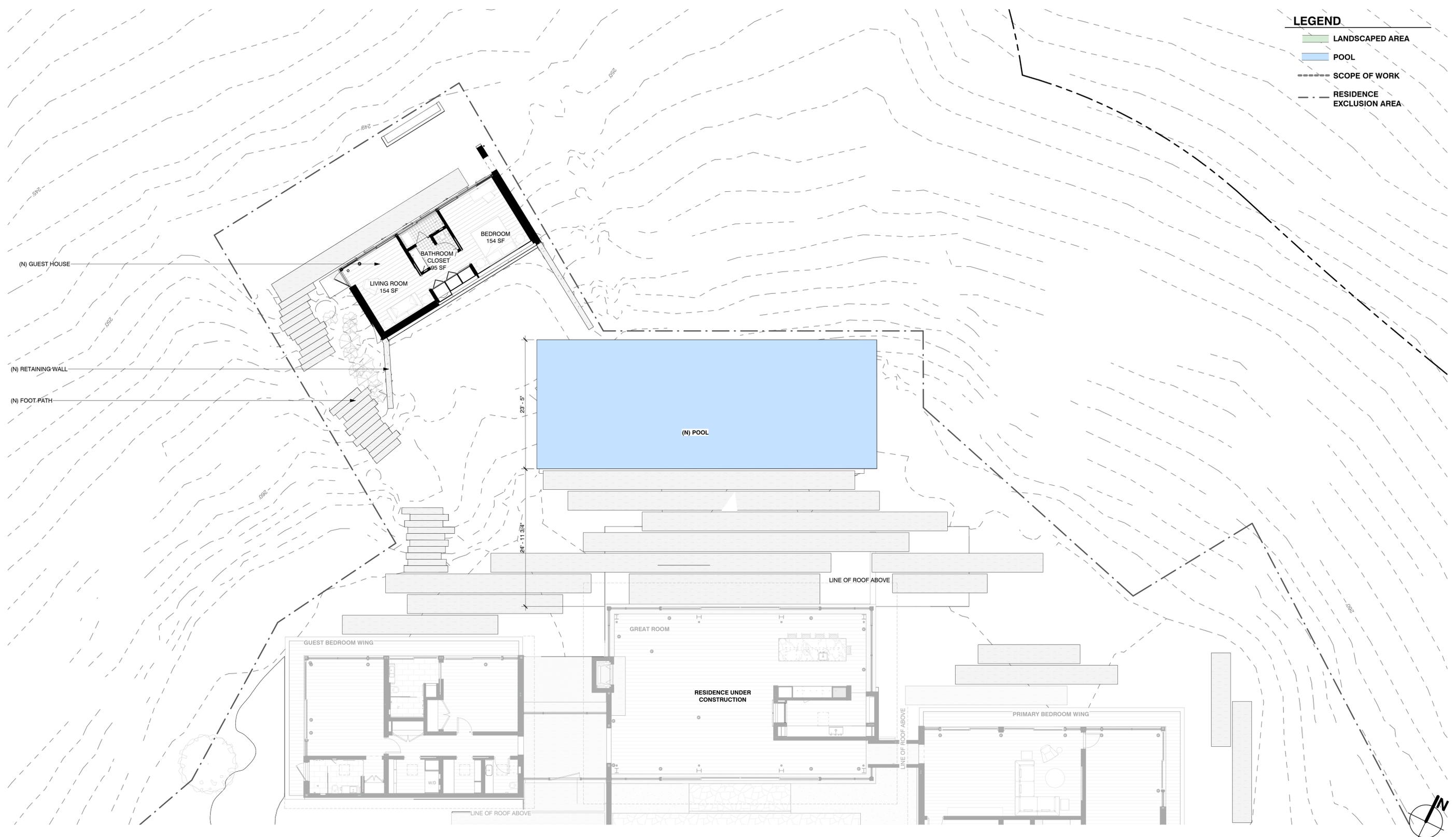
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- LEGEND**
- LANDSCAPED AREA
 - POOL
 - SCOPE OF WORK
 - RESIDENCE EXCLUSION AREA



1 FLOOR PLAN - GUEST HOUSE
1/8" = 1'-0"

TITLE FLOOR PLAN - GUEST HOUSE

BROWNRIGG-BURCHELL RESIDENCE

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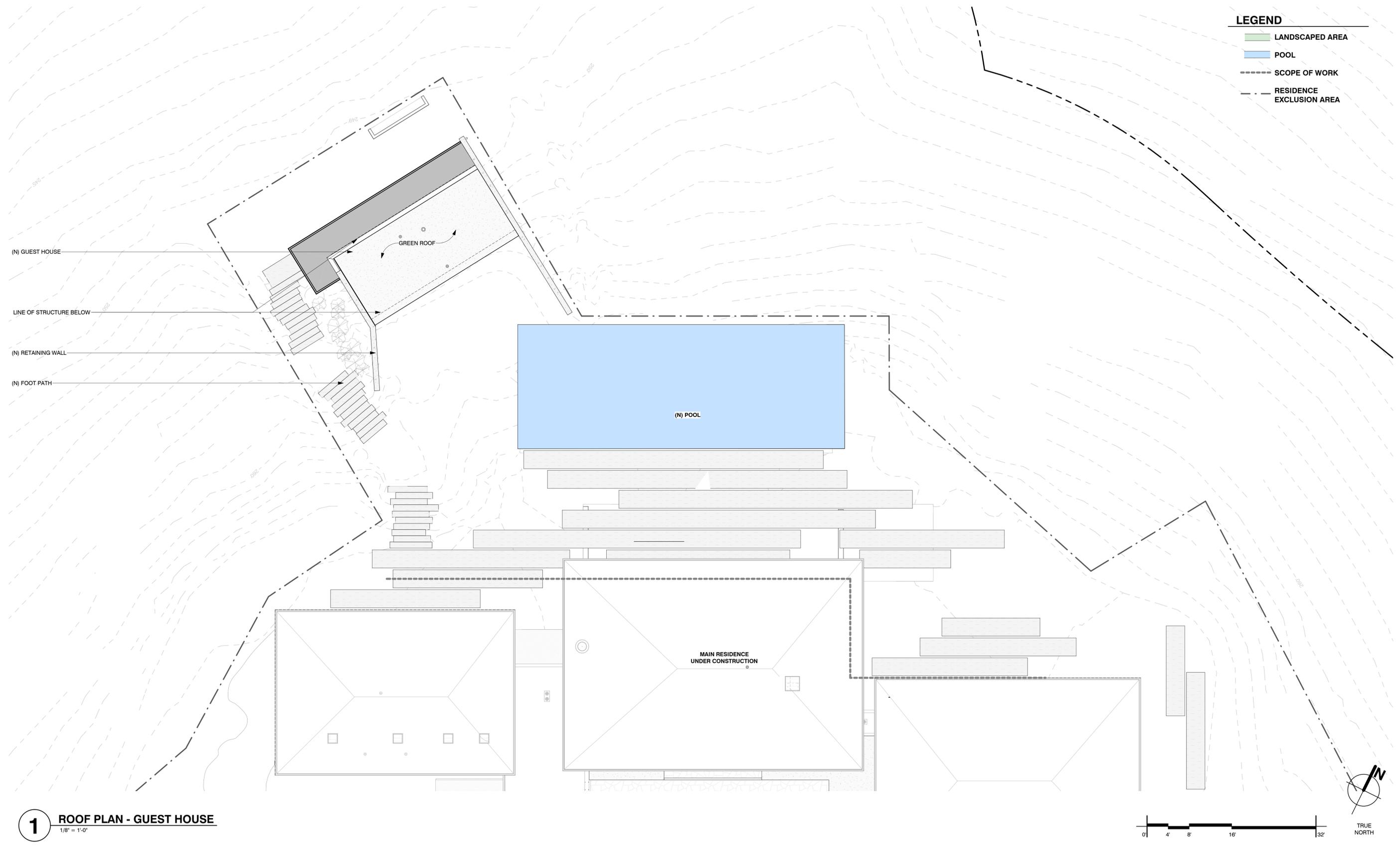
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1 ROOF PLAN - GUEST HOUSE
1/8" = 1'-0"



TITLE ROOF PLAN - GUEST HOUSE

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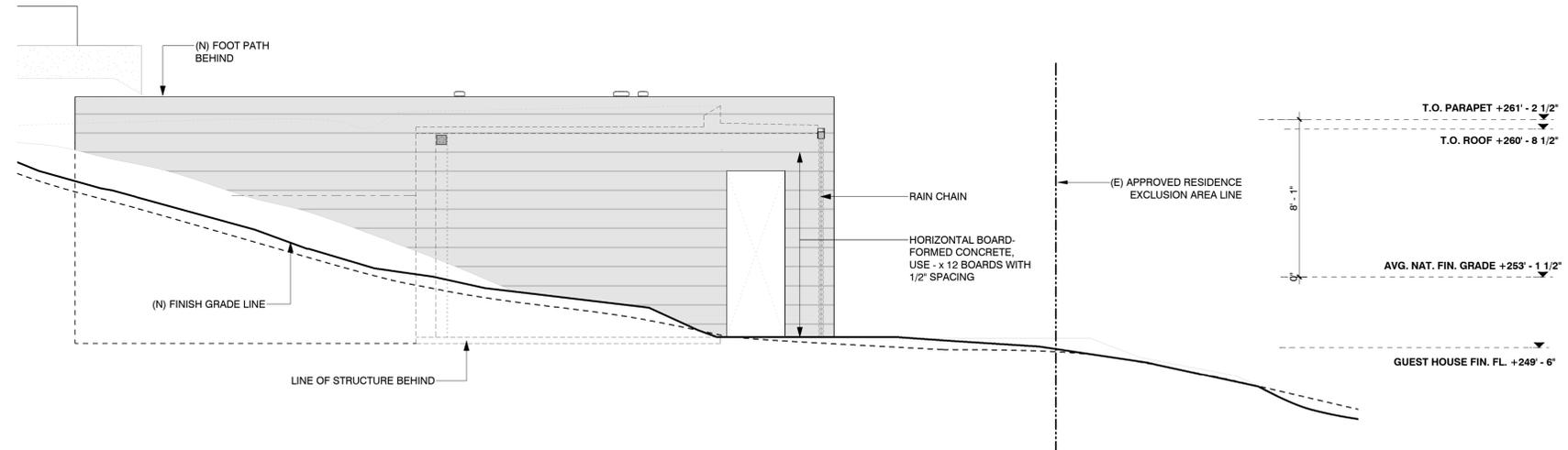
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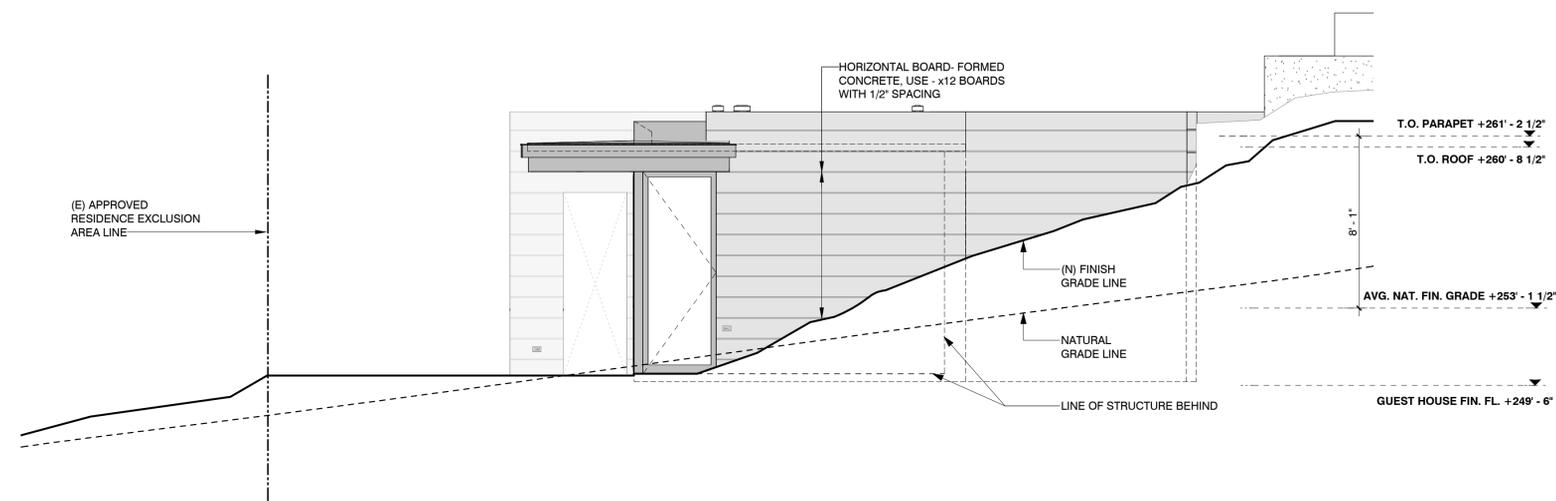
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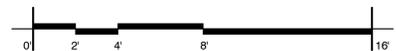
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1 GUEST HOUSE - EXTERIOR ELEVATION EAST
1/4" = 1'-0"



2 GUEST HOUSE - EXTERIOR ELEVATION WEST
1/4" = 1'-0"



TITLE GUEST HOUSE - EAST AND WEST EXTERIOR ELEVATIONS

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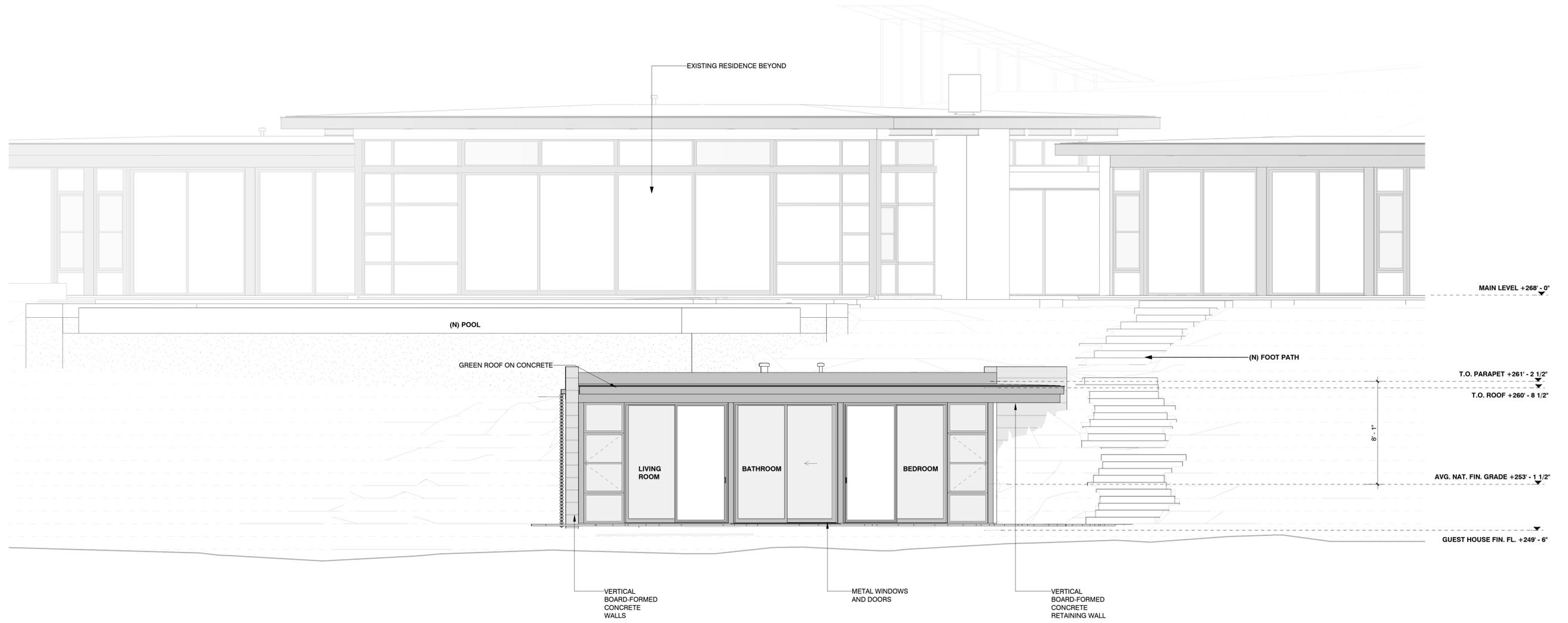
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1 GUEST HOUSE AND POOL EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

TITLE GUEST HOUSE AND POOL EXTERIOR ELEVATIONS - NORTH

BROWNRIGG-BURCHELL RESIDENCE

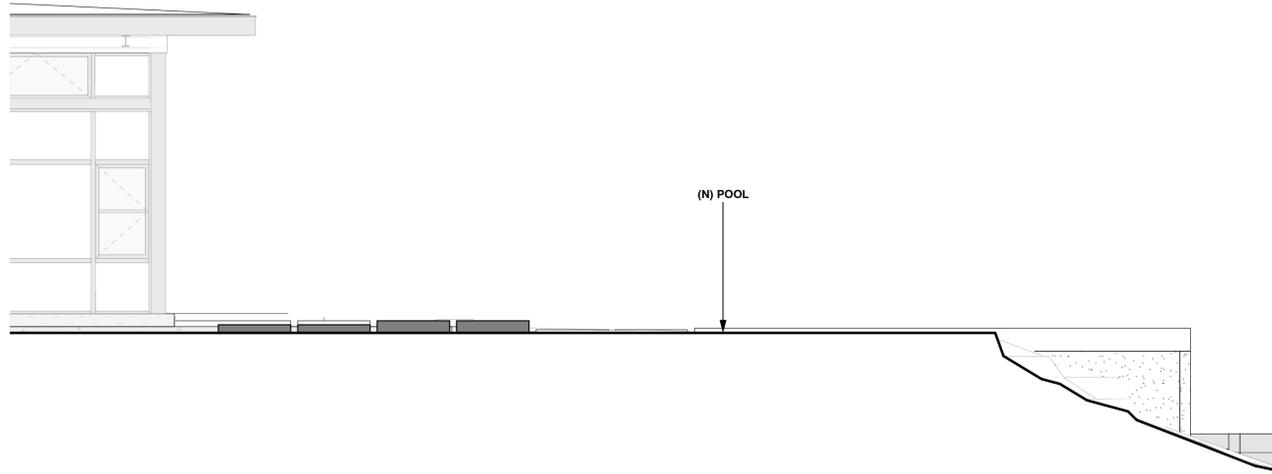
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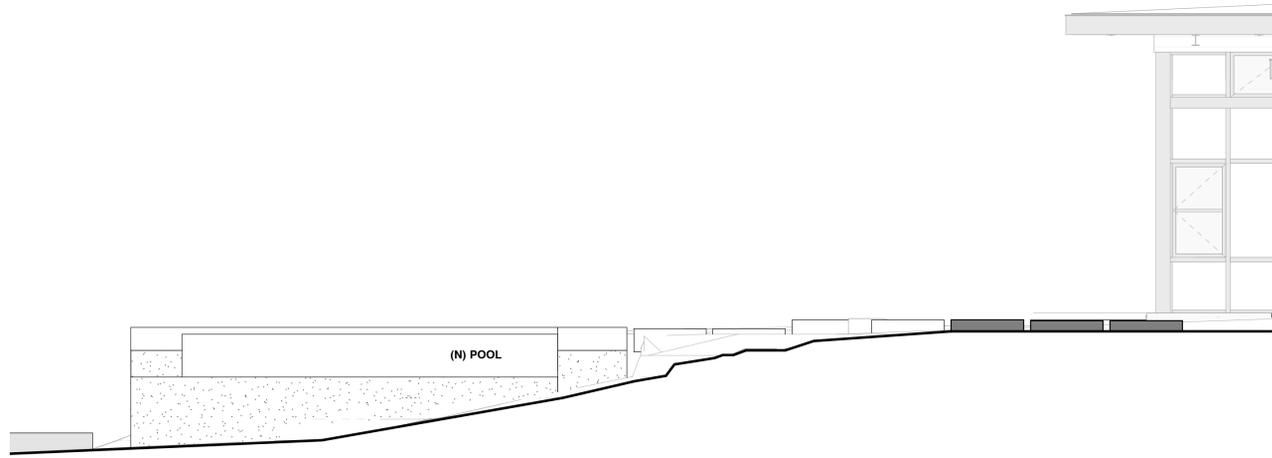
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1 POOL EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 POOL EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



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TITLE POOL EXTERIOR ELEVATIONS - EAST AND WEST

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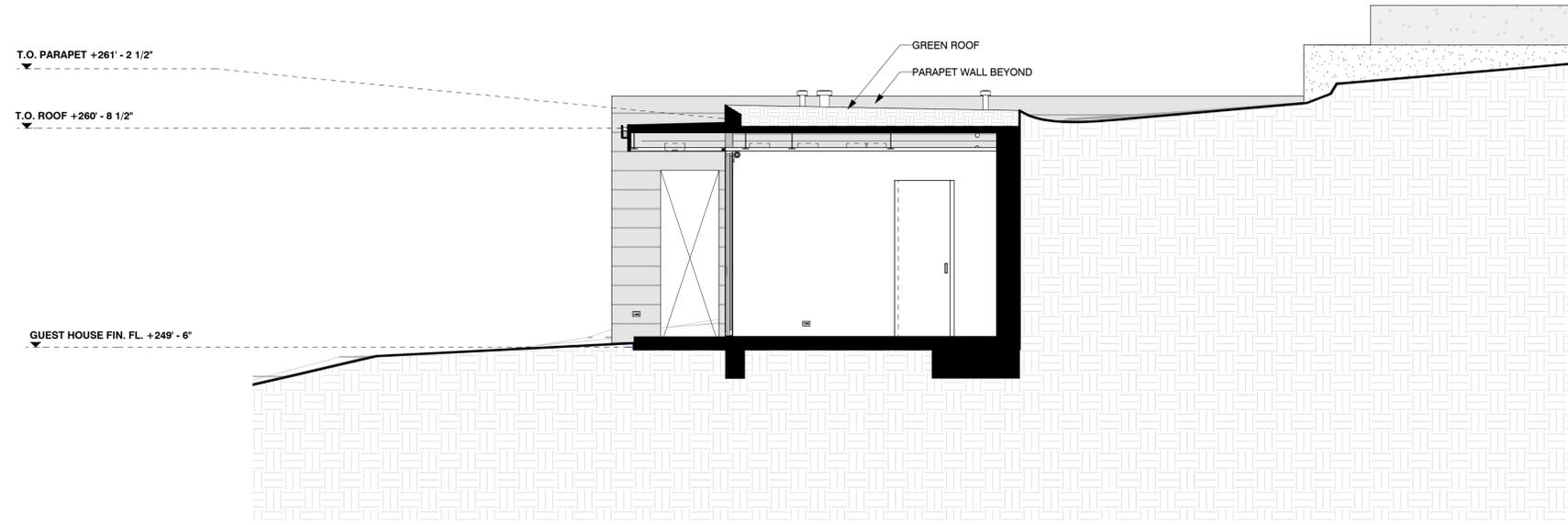
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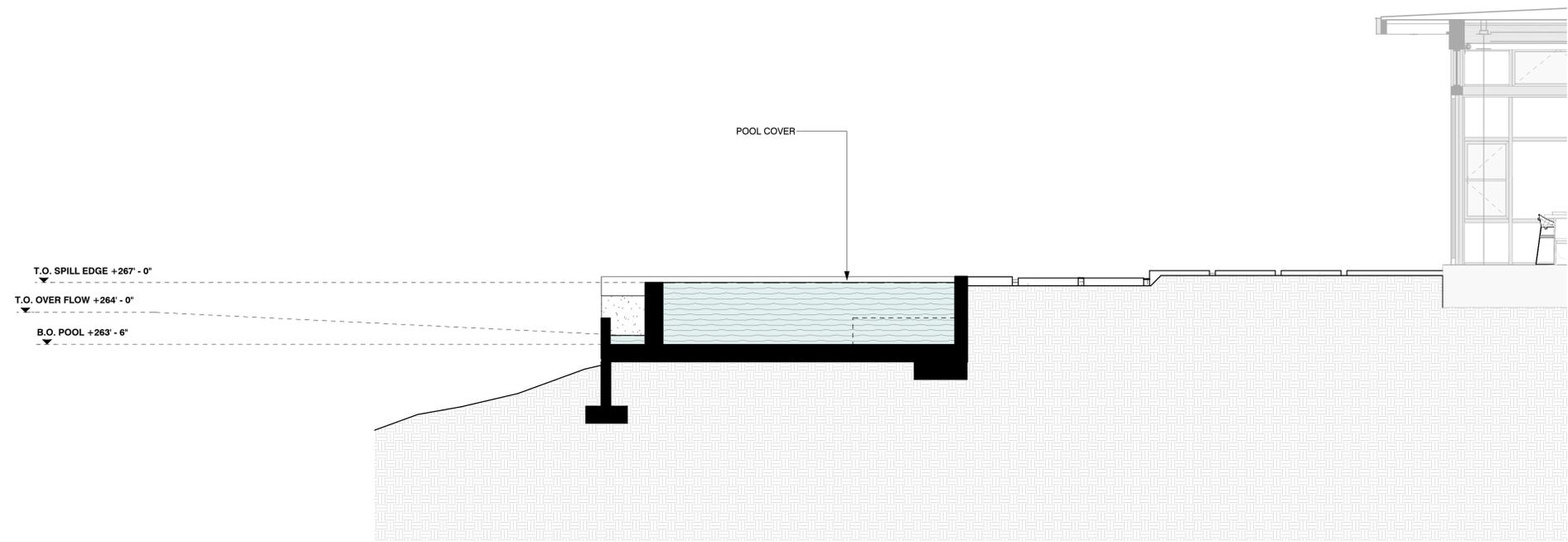
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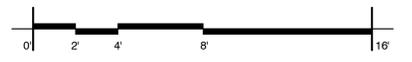
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1 GUEST HOUSE SECTION
1/4" = 1'-0"



2 POOL SECTION
1/4" = 1'-0"



TITLE GUEST HOUSE AND POOL SECTIONS

BROWNRIGG-BURCHELL RESIDENCE

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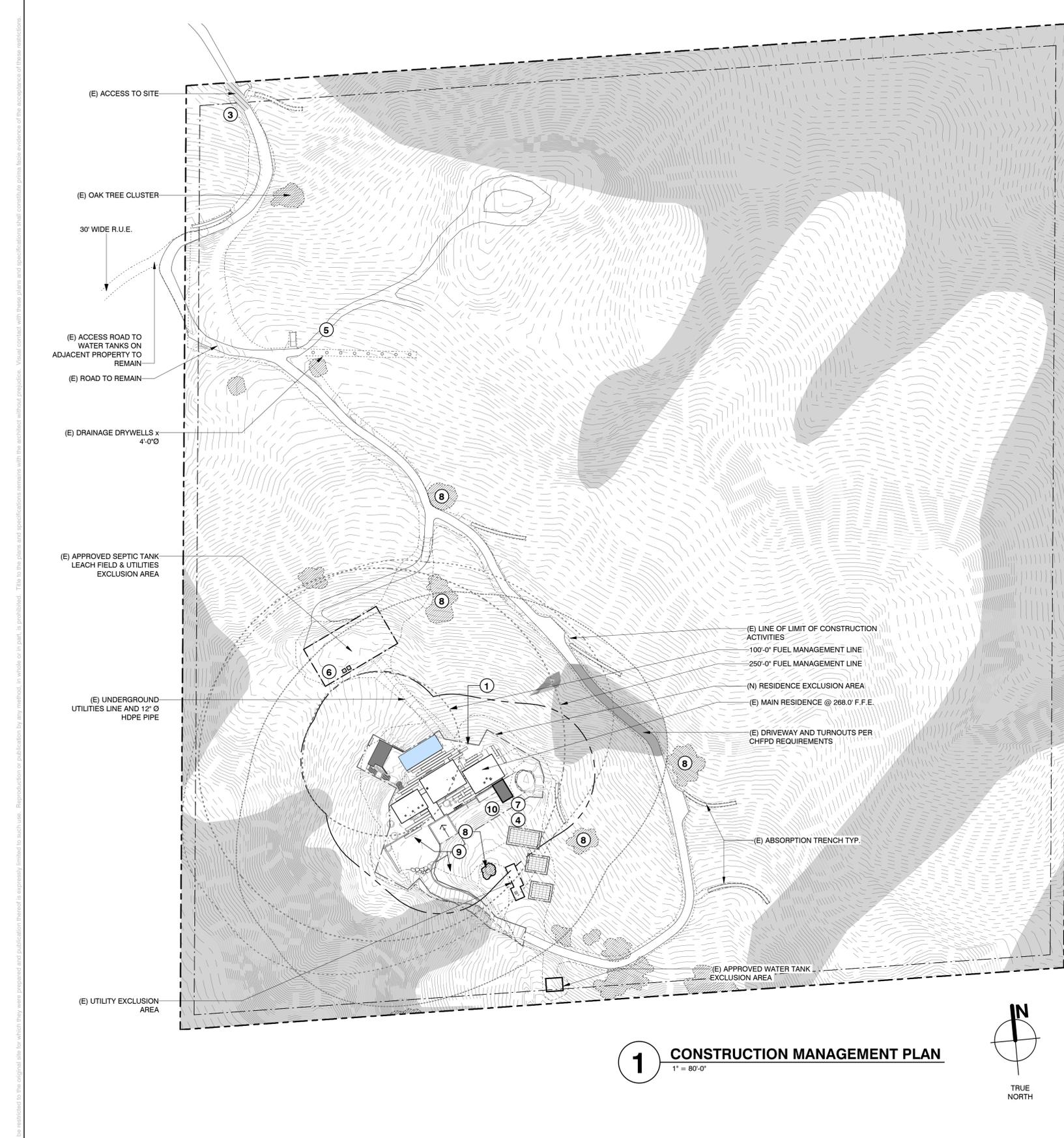
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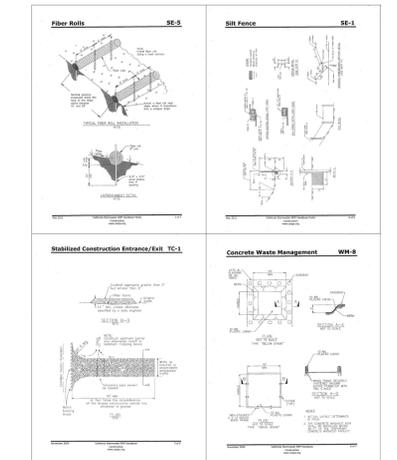


LEGEND

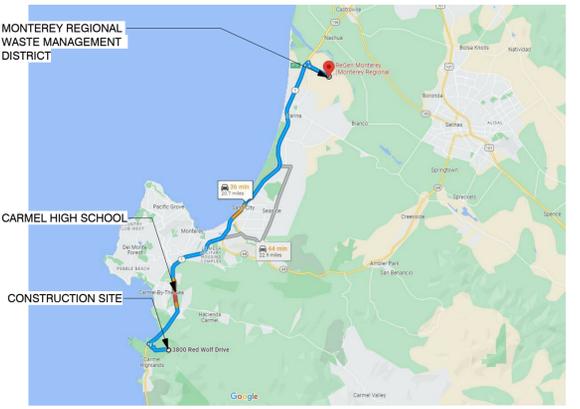
1. SILT FENCE/FIBER ROLL PER CASQA DETAILS SE-1 & SE-5
2. STORM DRAIN INLET PROTECTION
3. STABILIZED CONSTRUCTION ENTRANCE PER CASQA DETAIL TC-1
4. CONCRETE WASHOUT FACILITY PER CASQA DETAIL WM-8
5. EMPLOYEE PARKING AREA
6. PORTABLE SANITATION FACILITY
7. ON SITE STOCKPILE AREA
8. TREE PROTECTION
9. TEMPORARY MATERIAL & EQUIPMENT STORAGE
10. TEMP. JOB TRAILER

CONSTRUCTION MANAGEMENT PLAN

| | |
|--|---|
| PRIMARY CONTACT | IRA ASTURI, ASTURI CONSTRUCTION, 831-915-5403 |
| SECONDARY CONTACT | TAI TANG, STUDIO SCHICKETANZ, 831-620-9248 |
| DURATION OF CONSTRUCTION | 24 MONTHS |
| DAYS AND HOURS OF OPERATION | MONDAY TO FRIDAY 8:00 AM TO 5:00 PM OCCASIONALLY SATURDAY-SUNDAY 9:00 AM-4:00 PM |
| TRUCK ROUTE | HIGHWAY 1 TO MONTEREY REGIONAL WASTE SITE |
| ESTIMATED NUMBER OF TRUCKS THAT WILL BE GENERATED / TYPE OF VEHICLES | (G.C. TO CONFIRM) |
| AMOUNT OF GRADING PER DAY | (G.C. TO CONFIRM) |
| NUMBER OF EMPLOYEES ONSITE PER DAY | 5 - 15 EMPLOYEES PER DAY |
| ESTIMATED CONSTRUCTION PERIOD | OCTOBER 2024 - OCTOBER 2026 |



REFUSE ROUTE MAP/ VICINITY MAP



CONSTRUCTION MGT NOTES

- #### PAINTING
1. MINIMIZE USE OF OIL-BASED PAINTS
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINERS
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS HAZARDOUS WASTE.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
 5. CASQUA BMP HANDBOOK - HAZARDOUS WASTE MANAGEMENT WM-6

- #### PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DO NOT MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION. EARTHEN DEPRESSION MUST BE ENCLOSED BY SILT FENCING & STRAW MATTE TO CONTAIN POTENTIAL RUN-OFF.
 5. CASQUA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8

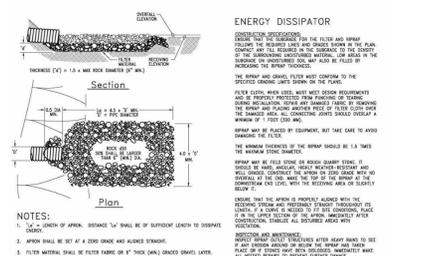
- #### READY-MIXED CONCRETE
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK, AND ENCLOSED WITH STRAW MATTE AND SILT FENCING.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND CUTTERS.
 6. CASQUA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8

- #### EARTH MOVING/GRADING
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQUA HANDBOOK.
 4. USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
 7. CASQUA BMP HANDBOOK - EROSION CONTROL

- #### PORTABLE SANITATION FACILITY
1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES AND FROM TRAFFIC CIRCULATION
 2. MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM
 3. WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
 4. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
 5. SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
 6. ONLY REPUTABLE, LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
 7. CASQUA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9

- #### NOTES
1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY AND STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
 2. REFER TO THE CASQUA BMP HANDBOOK FOR BMP FACT SHEETS.
 3. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
 4. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP-S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
 5. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
 6. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
 7. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
 8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
 9. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
 10. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

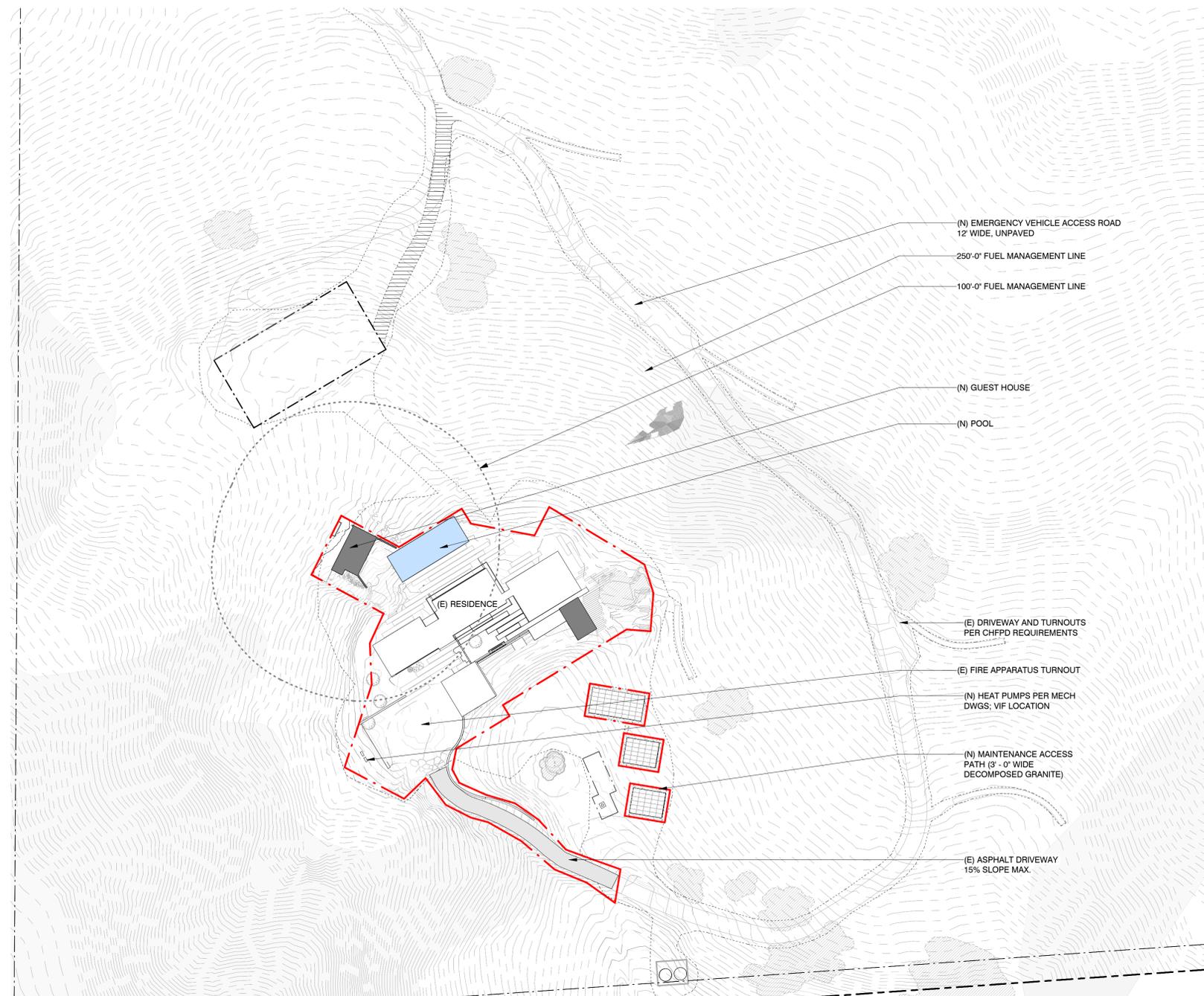
| Material Delivery and Storage WM-1 | Solid Waste Management WM-5 | Hazardous Waste Management WM-6 |
|--|---|---|
| <p>Material Delivery and Storage WM-1</p> <p>1. All materials shall be stored in a designated area.</p> <p>2. All materials shall be stored in a designated area.</p> <p>3. All materials shall be stored in a designated area.</p> | <p>Solid Waste Management WM-5</p> <p>1. All solid waste shall be stored in a designated area.</p> <p>2. All solid waste shall be stored in a designated area.</p> <p>3. All solid waste shall be stored in a designated area.</p> | <p>Hazardous Waste Management WM-6</p> <p>1. All hazardous waste shall be stored in a designated area.</p> <p>2. All hazardous waste shall be stored in a designated area.</p> <p>3. All hazardous waste shall be stored in a designated area.</p> |



1 CONSTRUCTION MANAGEMENT PLAN
1" = 80'-0"



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- (N) EMERGENCY VEHICLE ACCESS ROAD
12' WIDE, UNPAVED
- 250'-0" FUEL MANAGEMENT LINE
- 100'-0" FUEL MANAGEMENT LINE
- (N) GUEST HOUSE
- (N) POOL
- (E) DRIVEWAY AND TURNOUTS
PER CHFPD REQUIREMENTS
- (E) FIRE APPARATUS TURNOUT
- (N) HEAT PUMPS PER MECH
DWGS; VIF LOCATION
- (N) MAINTENANCE ACCESS
PATH (3'-0" WIDE
DECOMPOSED GRANITE)
- (E) ASPHALT DRIVEWAY
15% SLOPE MAX.

LEGEND

- (E) UNPAVED ROAD
- (E) ASPHALT DRIVEWAY
- (E) GRAVEL DRIVEWAY
- (E) TURF BLOCK
- (E) SLOPE 30% OR GREATER
- (N) DG PATH
- (E) TREE CLUSTERS
- (E) APPROVED RESIDENCE EXCLUSION AREA
- (N) RESIDENCE EXCLUSION AREA



1 FUEL MANAGEMENT PLAN/ PARTIAL SITE PLAN
1" = 50'-0"

TITLE FUEL MANAGEMENT PLAN / PARTIAL SITE PLAN

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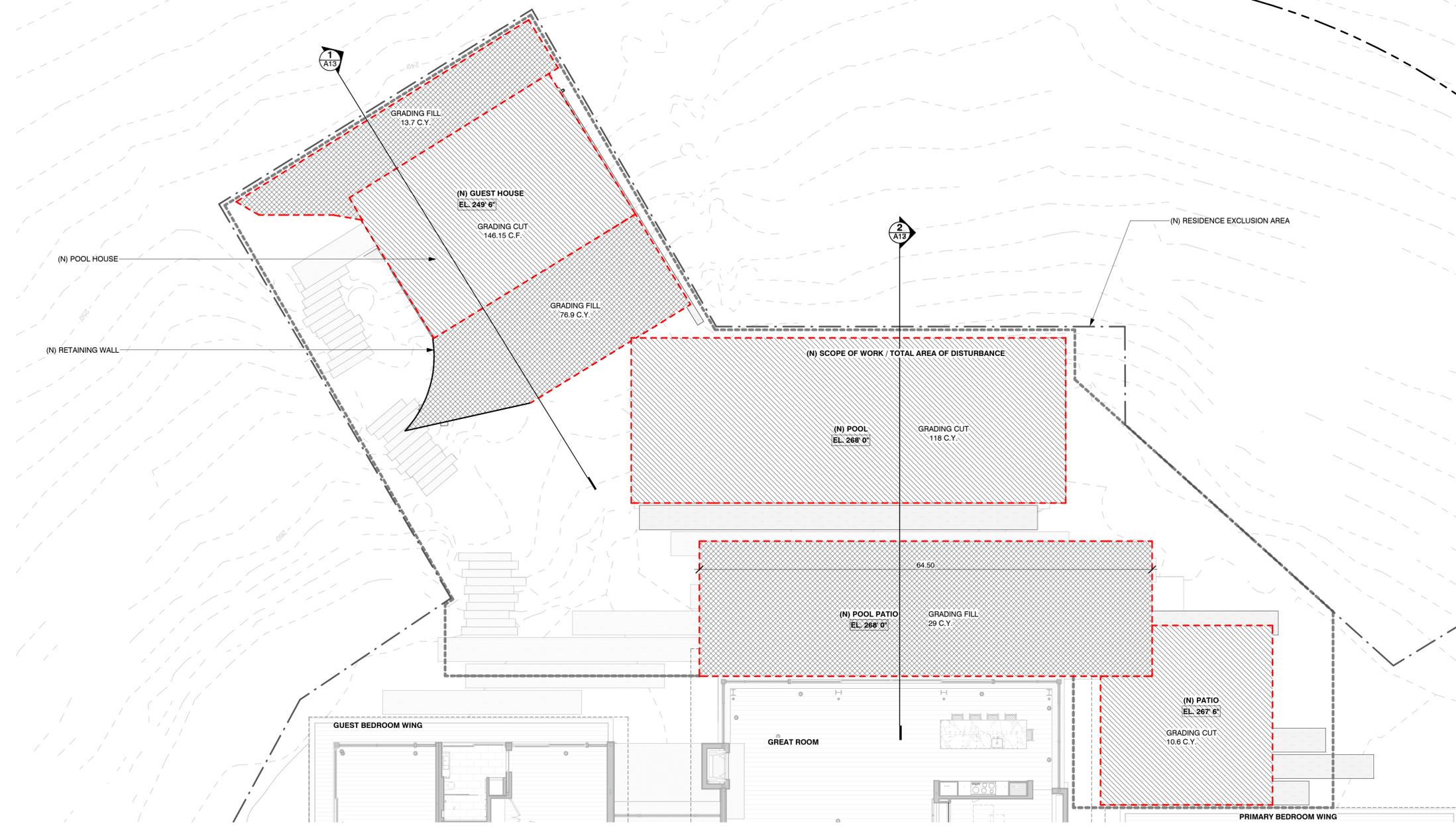
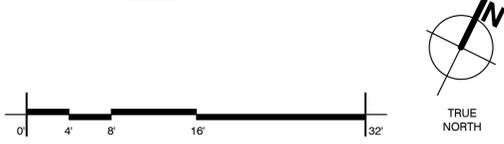
GRADING/EROSION CONTROL NOTES

- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING PREPARED BY HARO KASUNICH AND ASSOCIATES, INC., ON AUGUST 27, 2019; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE ARCHITECT AND COMPLY WITH THE SPECIFICATIONS. ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1' PRIOR DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A COPY OF ALL THE COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACT BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.
- INSPECTION - PRIOR TO LAND DISTURBANCE: PRIOR TO LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICE TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- INSPECTION - DURING ACTIVE CONSTRUCTION: DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- GEOTECHNICAL CERTIFICATION: PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT DATED AUGUST 27, 2019; AND GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING, DATED 08/27/2019 BY HARO KASUNICH

SHEET NOTES:
 -GRADING WILL BE CONDUCTED TO ALLOW FOR CONSTRUCTION OF A NEW POOL, PATIOS, AND GUEST HOUSE
 -EXTRA SOIL WILL BE HAULED OFFSITE BY G.C.

LEGEND

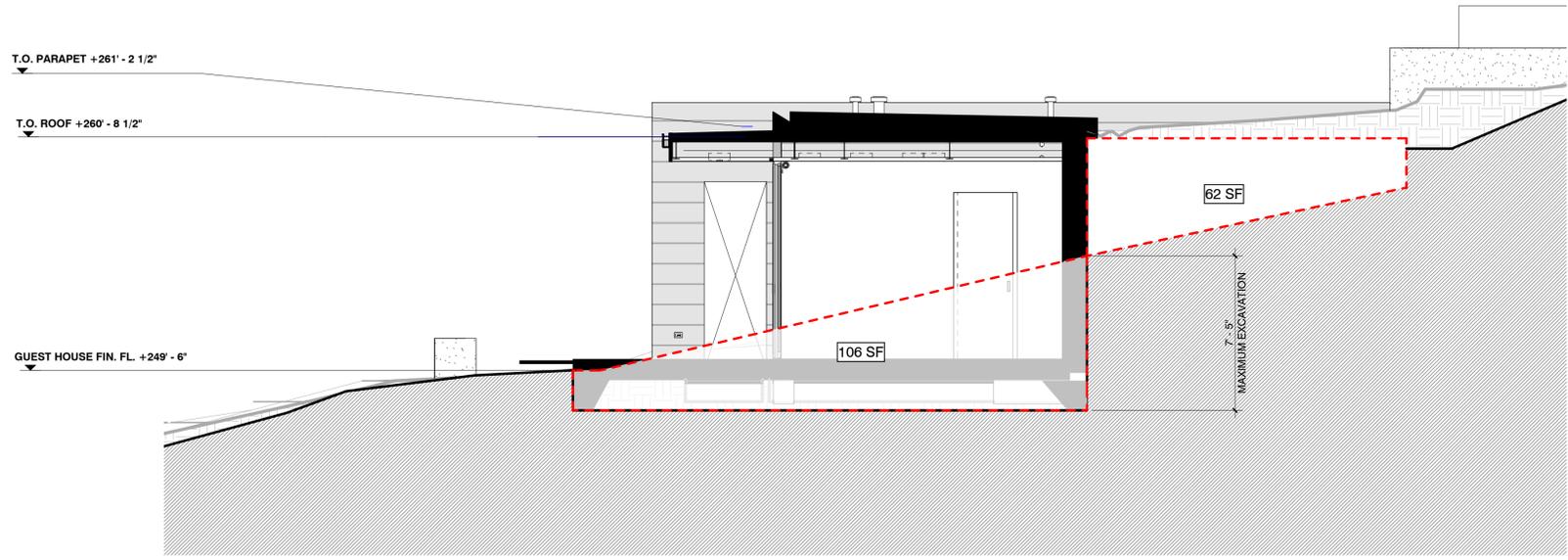
| | |
|--|--|
| | CUT: 274.75 CU. YARDS |
| | FILL: 119.6 CU. YARDS |
| | FILL/SOIL TO BE IMPORTED: NONE |
| | LINE OF PROPOSED GRADING |
| | TOTAL AREA OF DISTURBANCE (SCOPE OF WORK) 7902 SF |



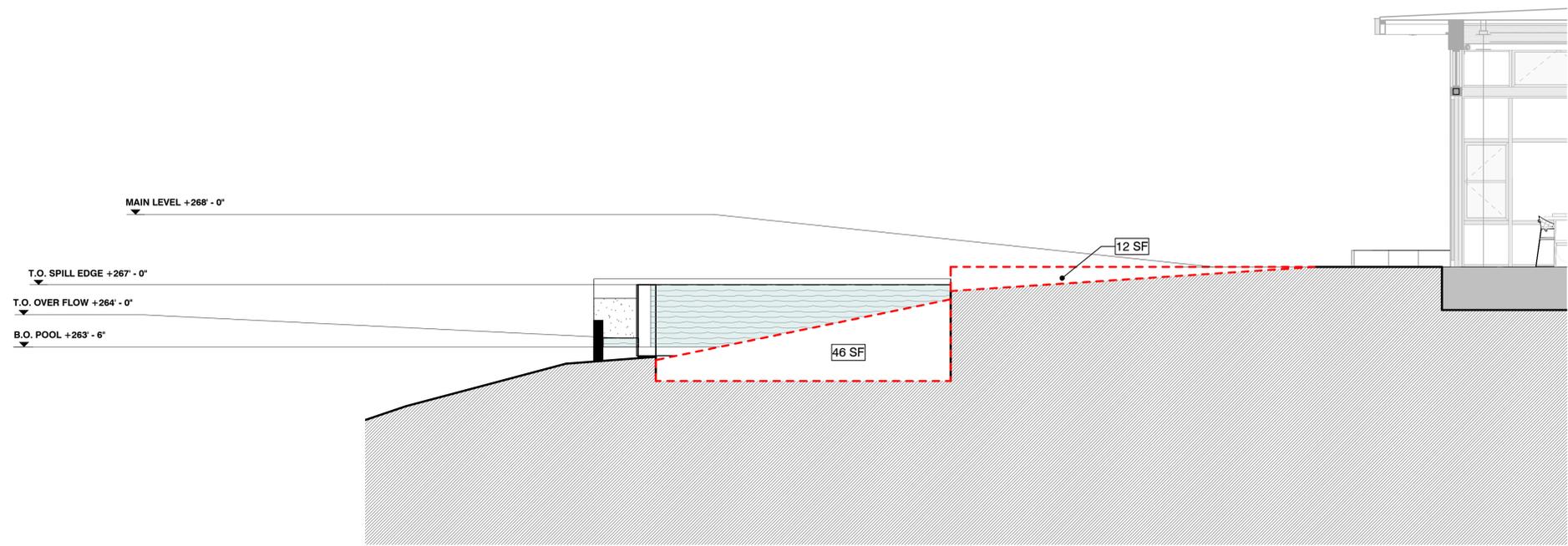
1 SCHEMATIC GRADING PLAN
 1/8" = 1'-0"

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1 GUEST HOUSE SCHEMATIC GRADING SECTION
1/4" = 1'-0"



2 POOL SCHEMATIC GRADING SECTION
1/4" = 1'-0"

TITLE SCHEMATIC GRADING SECTIONS

BROWNRIGG-BURCHELL RESIDENCE

Michael Brownrigg & Margaret Burchell 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923 APN 416-011-017

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

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| DATE | 06/26/24 |
| SCALE | 1/4" = 1'-0" |
| DRAWN BY | HL |
| JOB NUMBER | 2109 |

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06/26/24

STORM WATER CONTROL & DRAINAGE

- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING. ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWNSPOUTS WITH DIRECT CONNECTION TO STORM SYSTEM.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IS REQUIRED AND WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RE. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL, PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.

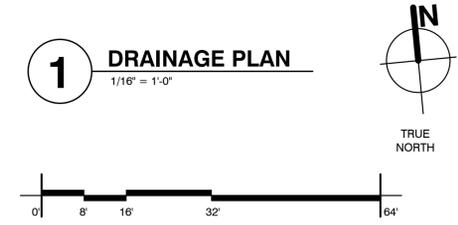
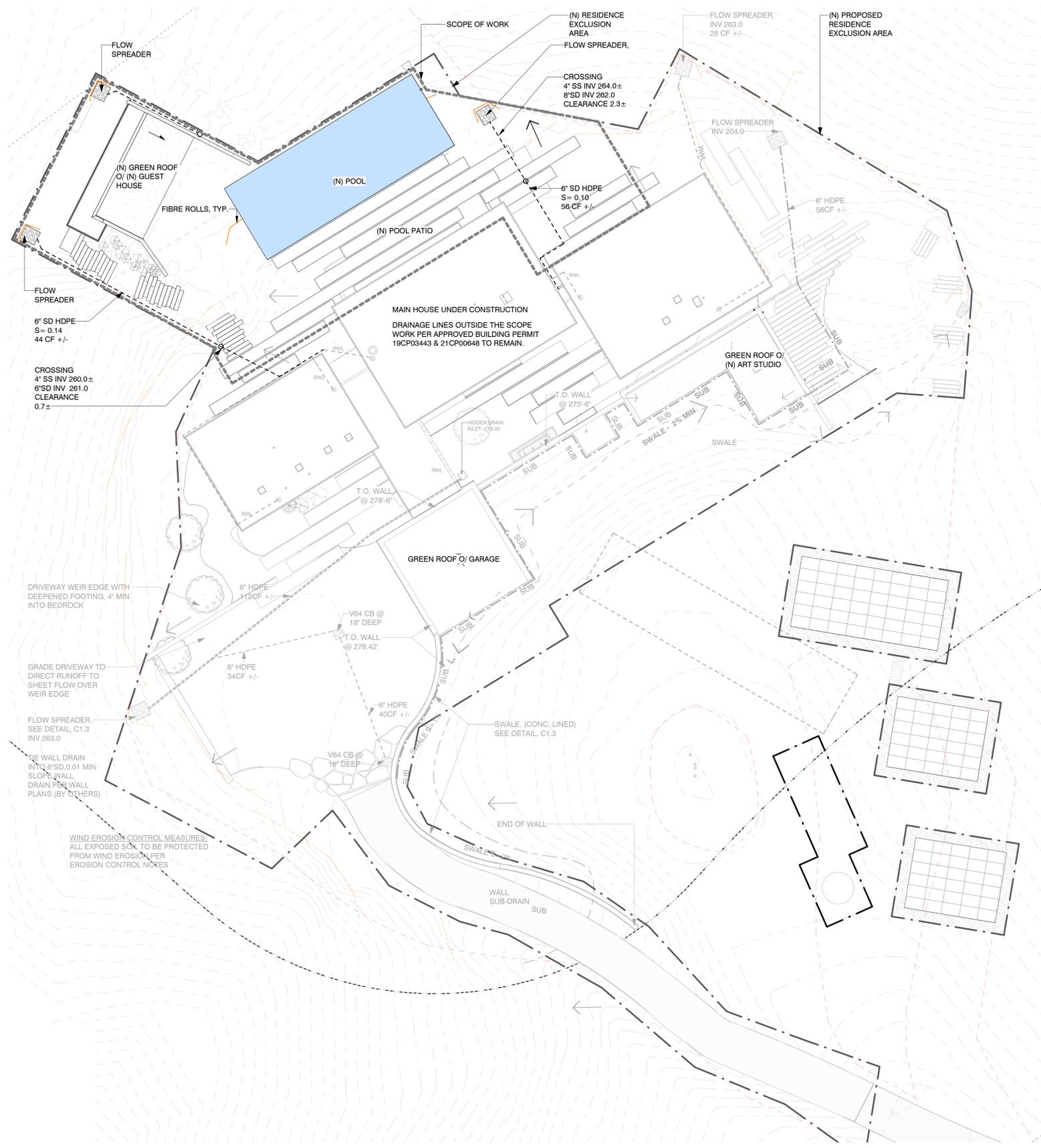
SECTION 1705

Special inspections and tests of existing site soil conditions, fill placement and load-bearing requirements shall be performed in accordance with this section and Table 1705.6. The approved geotechnical report and the construction documents prepared by the registered design professionals shall be used to determine compliance. During fill placement, the special inspector shall verify that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Exception: Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D1557.

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

| | TYPE | CONTINUOUS SPECIAL INSPECTION | PERIODIC SPECIAL INSPECTION |
|--|------|-------------------------------|-----------------------------|
| 1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity. | | - | X |
| 2. Verify excavations are extended to proper depth and have reached proper material. | | - | X |
| 3. Perform classification and testing of compacted fill materials. | | - | X |
| 4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill. | | X | - |
| 5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly. | | - | X |



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TITLE **DRAINAGE PLAN**

BROWNRIGG-BURCHELL RESIDENCE

Michael Brownrigg & Margaret Burchell 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923 APN 416-011-017

DATE 06/26/24 SHEET

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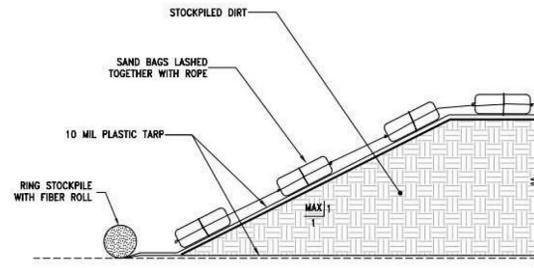
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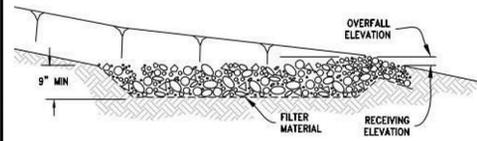
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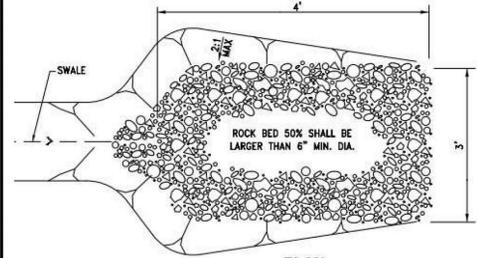
NOTE:
STOCKPILE SIZE AND LOCATIONS TO BE DETERMINED
BY CONTRACTOR WITH ENGINEERS APPROVAL.

DIRT STOCKPILE
NTS

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SECTION



PLAN

CONSTRUCTION SPECIFICATIONS:
ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.

THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.

THE RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.

THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.

THE RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER-RESISTANT AND WELL GRADED.

CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.

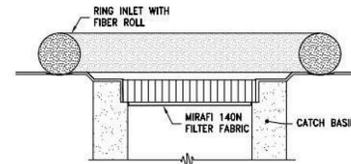
ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH.

IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

INSPECTION AND MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLOOGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

SWALE TERMINATION DISSIPATOR DETAIL
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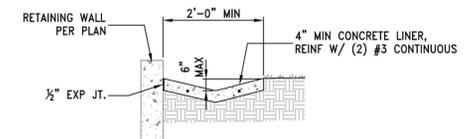


INSPECTION AND MAINTENANCE:

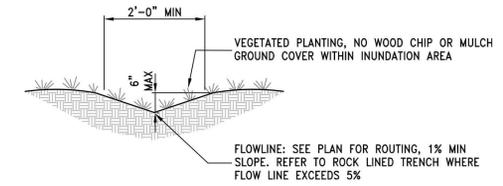
1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION
NTS

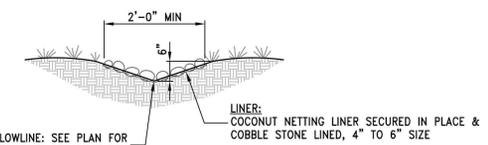
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CONCRETE LINED SWALE - WHERE INDICATED ON PLAN



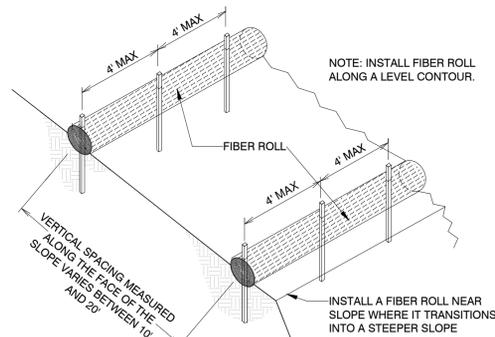
UN-LINED SWALE - SLOPE 1% TO 5%



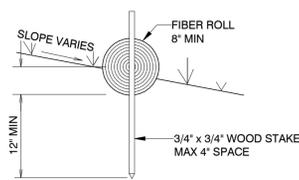
ROCK LINED SWALE - SLOPE OVER 5%

SWALE
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TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

| SLOPE INSTALLATION TABLE | |
|--------------------------|-----------------------------|
| SLOPE | MAX FIBER ROLL SPACING (FT) |
| 4:1 (OR FLATTER) | 20 |
| 4:1 TO 2:1 | 15 |
| GREATER THAN 2:1 | 10 |

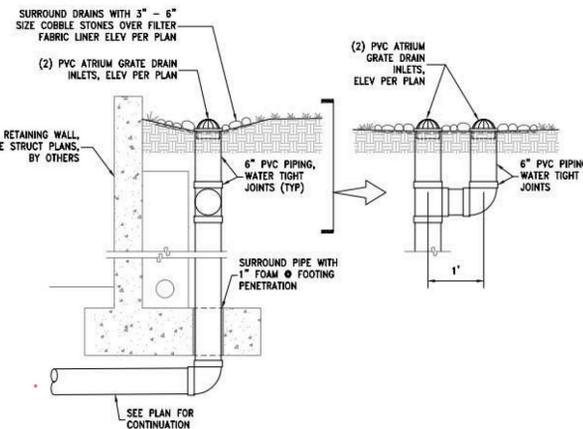
FIBER ROLLS
NTS

CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

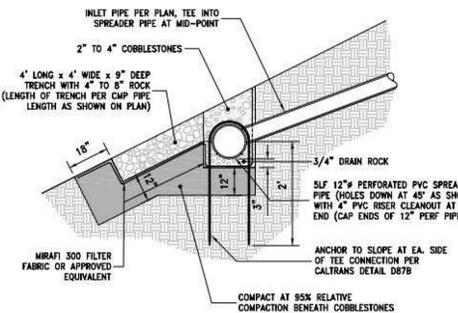
INSTALLATION AND MAINTENANCE

1. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
2. REPAIR ANY RILLS OR GULLIES PROMPTLY.
3. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



ATRIUM DRAIN
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FLOW SPREADER DETAIL
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TITLE DRAINAGE & EROSION CONTROL DETAILS

BROWNRIGG-BURCHELL RESIDENCE

Michael Brownrigg & Margaret Burchell 3600 RED WOLF DRIVE, LOBOS RIDGE, CARMEL, CA 93923 APN 416-011-017

STUDIO SCHICKETANZ

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